



Zaza Johnson & Bath
Estate Agents

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100 London Road, Shrewsbury, Shropshire, SY2 6PN

£425,000

This spacious 4 bedroom detached family house enjoys a great position in one of Shrewsbury's most sought after addresses. Accommodation includes: Enclosed Porch, Living Room with walk-in bay, Dining Room, small Sun Room, Kitchen/Breakfast Room with pantry, WC. Upstairs are 4 good sized Bedrooms, Shower Room and WC. Wide Driveway and Garage, large well stocked Rear Garden. GCH, DG. Excellent further potential.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Enclosed Porch

Double glazed sliding door and double glazed entrance door.

Spacious Entrance Hall 12' 5" x 8' 5" (3.78m x 2.56m)

Exposed floor boards, double radiator, double glazed window to the front, large under stairs storage cupboard, staircase with 3/4 landing leads to First Floor Landing.

Living Room 13' 6" x 11' 11" (4.11m x 3.63m)

Deep walk in double glazed bay window to the front, double radiator, ornament display shelf.

Dining Room 13' 5" x 11' 11" (4.09m x 3.63m)

Double radiator, 2 double glazed side windows, double glazed sliding patio door to Sun Room.

Kitchen/Breakfast Room 13' 3" x 10' 4" (4.04m x 3.15m)

Fitted with wood fronted units with laminated work tops, inset sink unit, ample space for appliances, 2 double glazed windows to the rear, extractor, door to useful walk in shelved pantry with double glazed side window.

Sun Room

Double glazed windows and sliding door leads onto beautiful rear garden.

Side Lobby

Cupboard housing Worcester gas central heating boiler, double glazed rear door.

Ground Floor WC

Folding door, WC and double glazed rear window.

Spacious First Floor Landing

Double glazed window to the front enjoying far reaching views towards Haughmond Hill, access to part boarded attic.

Bedroom 1 13' 11" x 12' 0" (4.24m x 3.65m)

Large walk-in double glazed bay window to the front with views over college fields towards Haughmond Hill, radiator.

Bedroom 2 13' 5" x 12' 0" (4.09m x 3.65m)

Radiator, double glazed window overlooking rear garden.

Bedroom 3 12' 0" x 7' 6" (3.65m x 2.28m)

Radiator, double glazed window enjoying similar views to the Landing and Bedroom 1.

Bedroom 4 9' 8" x 8' 5" (2.94m x 2.56m)

Radiator, double glazed window overlooking rear garden.

Shower Room

Fitted with 2 piece suite including fully tiled shower cubicle with electric shower unit, wash basin, radiator, half tiled to further walls, double glazed rear window, extractor, built in airing cupboard.

Separate WC

Radiator, double glazed side window.

Outside - Front

The property enjoys an excellent position, divided from London Road by a slip road. Brick paved driveway provides parking for 3 cars and gives access to Integral Garage. The garden to the front is laid predominantly to lawn with deep well stocked herbaceous and shrub borders. Low level wall to the front and picket style fencing to either side. Wide brick paved paths to either side of the property. One with useful covered store.

Integral Garage

Up and over door, power and lighting points.

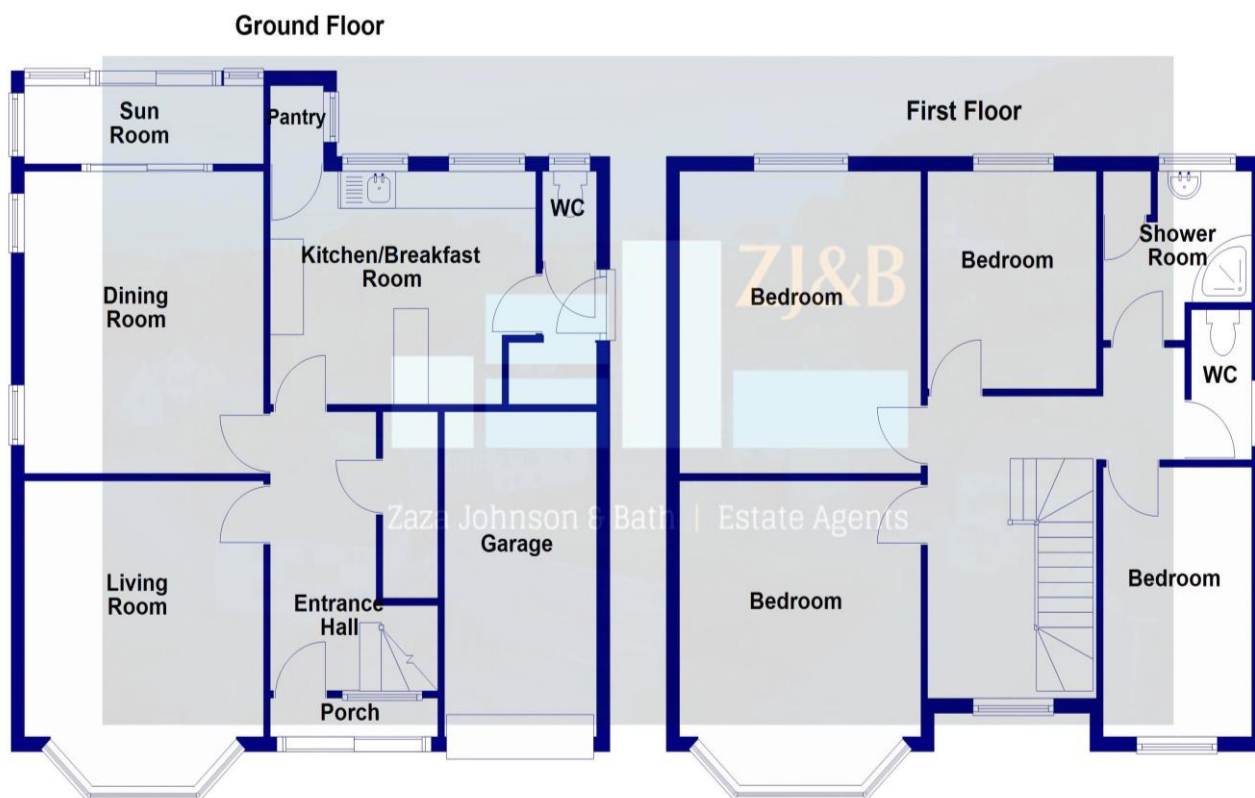
Rear Garden

A most attractive rear garden provides a further feature of the property. Approached onto a paved path/patio extending the full width of the property. Central paved pathway flanked, initially by lawns beyond which are beds and borders containing a rich blend of shrubs, gravel beds. Timber shed and greenhouse. External cold water tap. The garden is enclosed by close boarded timber fencing.

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



100 London Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
100 London Road SHREWSBURY SY2 6PA	Energy rating D	Valid until: 3 July 2035 Certificate number: 9235-1323-3590-0927-2202	
Property type		Detached house	
Total floor area		131 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	78 C
39-54	E		
21-38	F		
1-20	G		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage