



7 Aynesworth Green, Harlescott, Shrewsbury, Shropshire, SY1 3JQ

£170,000

A 3 bedroom terraced house in an attractive position overlooking a green. The property enjoys generous accommodation throughout including: Entrance Hall, living Room, Large Conservatory, Kitchen/Dining Room, rear Hall/Utility, 3 excellent Bedrooms, Bathroom, Garden. GCH, DG. Excellent family home.



7 Aynesworth Green, Harlescott, Shrewsbury, Shropshire, SY1 3JQ

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

Recessed Storm Porch, double glazed entrance door.

Entrance Hall

Wood effect laminate flooring, radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

Living Room 14' 9" x 13' 1" (4.49m x 3.98m)

Adams style fireplace, coal effect gas fire inset, wood style laminate flooring, double glazed window to the rear, double French doors.

Conservatory 18' 6" x 6' 10" (5.63m x 2.08m)

Of brick and uPVC double glazed construction with pitched polycarbonate roof, double glazed windows overlook garden, wood effect laminate flooring, French doors to the rear.

Kitchen/Dining Room 13' 1" x 11' 6" (3.98m x 3.50m)

Tiled flooring, radiator, range of matching unit, laminated worktops with inset 1 1/2 bowl sink, tiled splash-backs, cupboard housing Baxi gas central heating boiler, ample space for dining table, double glazed window overlooking Green to the front, door to walk-in cloaks/storage cupboard.

Rear Lobby/Utility

Door to the Conservatory.

First Floor Landing

Built in storage cupboard, loft access.

Bedroom 1 13' 5" x 10' 2" (4.09m x 3.10m)

Radiator, large built in wardrobe, double glazed window overlooking Green to the front.

Bedroom 2 12' 10" x 8' 2" (3.91m x 2.49m)

Radiator, double glazed window overlooking rear garden, fitted double wardrobe.

Bedroom 3 11' 2" x 9' 6" (3.40m x 2.89m)

Radiator, built in wardrobe, double glazed window overlooking rear garden.

Bathroom

Fitted with white 3 piece suite including bath with tiled walls around and electric shower unit over, wash basin and WC, radiator, double glazed window to the front.

Outside - Front

The front garden is enclosed by brick wall and hedging. Gate onto pathway leading to entrance door, lawns to either side.

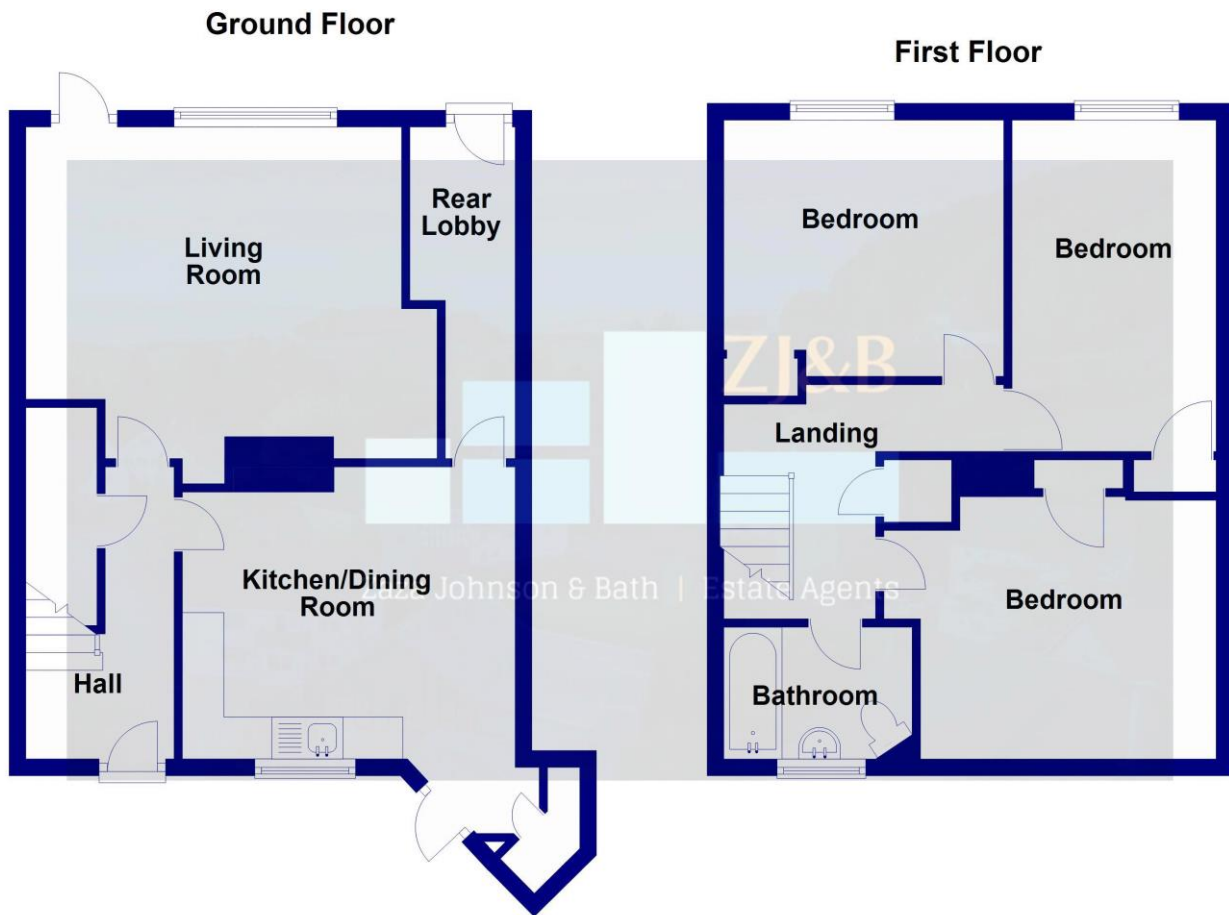
Rear Garden

Approached onto a patio with lawn beyond with borders and enclosed by timber fencing.

Council Tax Band B

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.

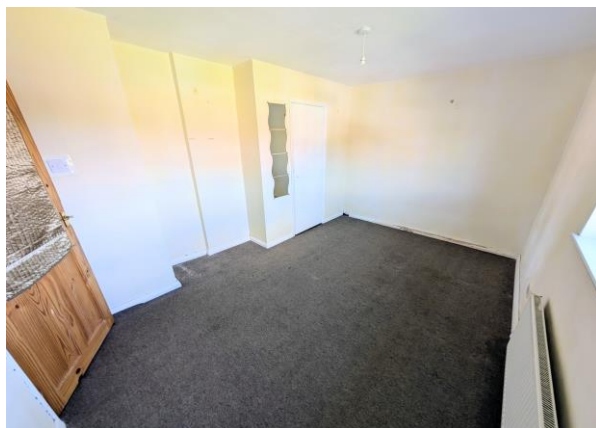
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



7 Ayneworth Green, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																							
7 Ayneworth Green SHREWSBURY SY1 3JQ	Energy rating C	Valid until:	13 February 2035																				
		Certificate number:	7835-3822-6400-0077-6292																				
Property type		Mid-terrace house																					
Total floor area		85 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) .																							
Energy rating and score																							
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																					
See how to improve this property's energy efficiency.		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.																					
<table><tr><th>Score</th><th>Energy rating</th></tr><tr><td>92+</td><td>A</td></tr><tr><td>81-91</td><td>B</td></tr><tr><td>69-80</td><td>C</td></tr><tr><td>55-68</td><td>D</td></tr><tr><td>39-54</td><td>E</td></tr><tr><td>21-38</td><td>F</td></tr><tr><td>1-20</td><td>G</td></tr></table>		Score	Energy rating	92+	A	81-91	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G	<table><tr><th>Current</th><th>Potential</th></tr><tr><td>71 C</td><td>84 B</td></tr></table>		Current	Potential	71 C	84 B
Score	Energy rating																						
92+	A																						
81-91	B																						
69-80	C																						
55-68	D																						
39-54	E																						
21-38	F																						
1-20	G																						
Current	Potential																						
71 C	84 B																						
		the average energy rating is D the average energy score is 60																					



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