



Zaza Johnson & Bath
Estate Agents

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27 Oriel Way, Radbrook, Shrewsbury, Shropshire, SY3 6AS

£240,000

This fantastic 2 bedroom semi detached house offers so many attractions and has been fully renovated by the present owner . Enjoying a prime cul-de-sac setting with a large garden, accommodation provides: Hall, Living Room, Impressive recently refitted Kitchen, 2 Bedrooms, fully refitted Bathroom, GCH, DG, long driveway.
Excellent residential location close to range of amenities.



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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

Georgian style uPVC double glazed entrance door.

Entrance Hall

Quality laminate flooring, radiator, double glazed side window, staircase leads to First Floor Landing.

Living Room 13' 0" x 10' 8" (3.96m x 3.25m)

Quality wood effect laminate flooring, double radiator, double glazed bow window to the front.

Kitchen/Dining Room 13' 11" x 7' 1" (4.24m x 2.16m)

Polished tile flooring, fitted with an excellent range of grey fronted units to 3 wall areas, incorporating cupboards, drawers, wine rack, pull out jar drawers, inset 1 1/2 bowl sink unit with deep glazed tile surround. Range of integrated appliances include electric double oven, 4 ring hob with filter hood above, washing machine and slim-line dishwasher. Radiator, ample space for dining table, 2 double glazed window overlook attractive garden to the rear, useful under stairs storage cupboard, sunken lights.

First Floor Landing

Double glazed side window and access to roof space.

Bedroom 1 11' 7" x 10' 8" (3.53m x 3.25m) min

Double radiator, double glazed window overlooking cul-de-sac to the front, deep built in double wardrobe, built in cupboard along side housing gas central heating boiler.

Bedroom 2 9' 0" x 7' 7" (2.74m x 2.31m)

Double radiator, double glazed window overlooking garden to the rear.

Bathroom 6' 1" x 5' 6" (1.85m x 1.68m)

Fully tiled to 3 walls, refitted with 'P' shape bath with shower attachment and drench head, wash basin with cupboard beneath, WC, heated towel rail, double glazed window to the rear.

Outside - Front

The garden to the front is laid to lawn with shrub inset. Driveway provides parking for 3 cars.

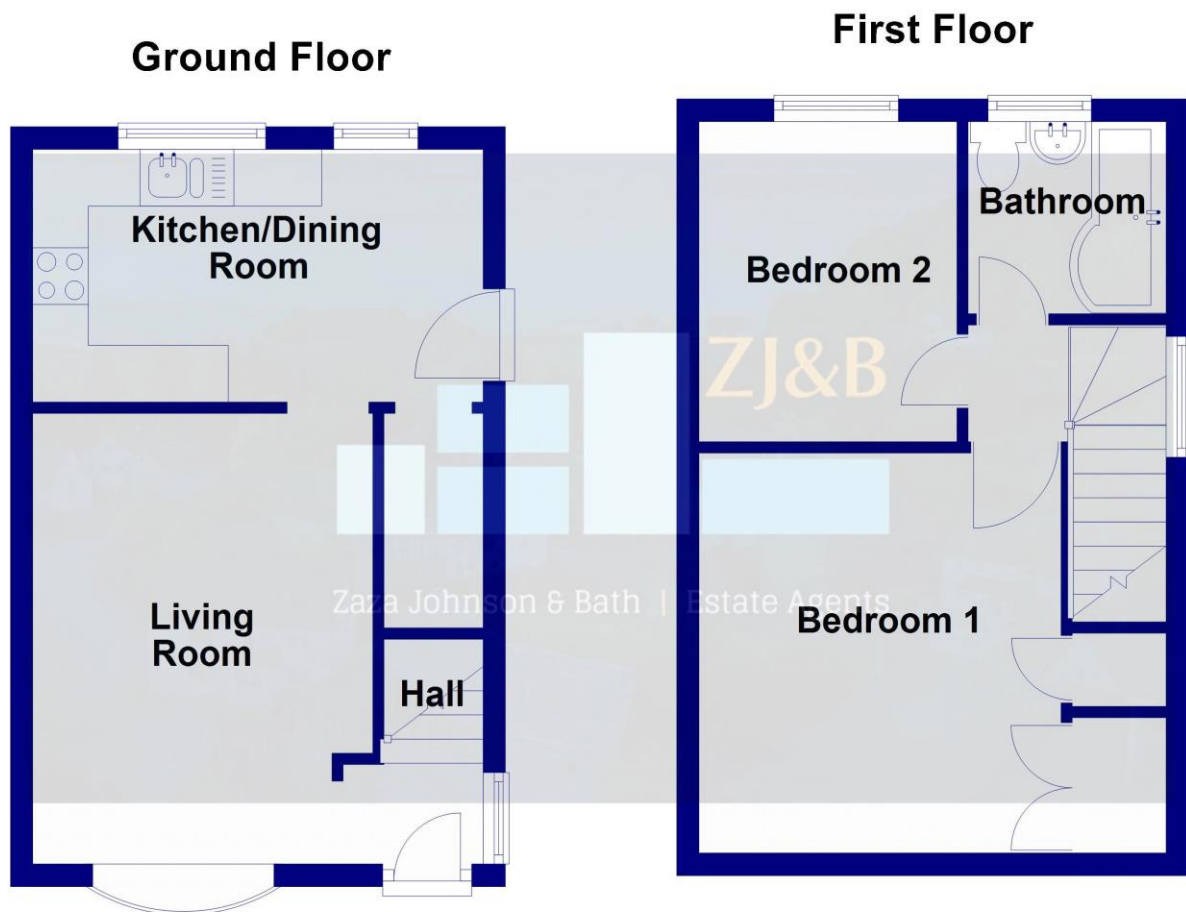
Rear Garden

A particular feature of the property and is larger than normal. Approached onto a paved patio providing a lovely seating area. Steps lead up to lawn with raised strawberry and vegetable beds. Lawns extend beyond with gravelled steps leading to a decked sun terraced. The rear garden is enclosed by fencing and hedging.

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**



27 Oriel Way, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

27, Oriel Way Shrewsbury SY3 6AS	Energy rating C	Valid until: 24 January 2029
		Certificate number: 0121-2867-7694-9621-9595

Property type Semi-detached house

Total floor area 55 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 C. It has the potential to be B.

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



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