



6 Chantry Place, Sweetlake Meadow, Shrewsbury, Shropshire, SY3 9FP

£290,000

A very well presented 3 bedroom semi detached house set within this prestigious S J Roberts development, situated close to good local amenities. The appealing accommodation includes Entrance Hall, Cloakroom/WC, Living Room opening onto attractive landscaped rear Garden, fully fitted Kitchen/Dining Room, main Bedroom with En Suite Shower Room, 2 further Bedrooms, Principle Bathroom, GCH, DG, double width Driveway.



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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

Canopied entrance storm porch, quality double glazed composite entrance door.

Entrance Hall 13' 5" x 6' 11" (4.09m x 2.11m)
Radiator, useful built in cloaks cupboard, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with corner wash basin and WC, radiator, double glazed front window.

Living Room 18' 0" x 11' 6" (5.48m x 3.50m)
A delightful room with double glazed French doors and window overlooking rear garden, radiator, large walk in storage cupboard.

Kitchen/Dining Room 13' 5" x 10' 8" (4.09m x 3.25m)

Fitted with an excellent range of units to 2 wall areas, integrated electric double oven, 4 ring induction hob with splash back, fridge/freezer and dishwasher, wood effect laminate work tops, inset 1 1/2 bowl sink unit, cupboard housing gas fired combination central heating boiler, radiator, double glazed window to the front.

First Floor Landing

Built-in shelved airing cupboard, large built in storage cupboard.

Bedroom 1 10' 5" x 9' 10" (3.17m x 2.99m)
Radiator, built in double wardrobe with mirror fronted sliding doors, double glazed window overlooking rear garden.

En-suite Shower Room

Fitted with 3 piece suite including shower cubicle, wash basin and WC, shaver socket, towel rail/radiator, extractor fan, double glazed side window.

Bedroom 2 10' 6" x 9' 6" (3.20m x 2.89m)
Radiator, double glazed window to the front.

Bedroom 3 8' 2" x 6' 11" (2.49m x 2.11m)
Radiator, double glazed window to the front.

Bathroom

Fitted with contemporary 3 piece suite including bath with mixer tap and shower unit over, wash basin and WC, extensive tiled areas, towel rail/radiator, extractor fan, shaver socket, double glazed rear window.

Outside - Front

The property is approached over a double width block paved driveway with pathway to the entrance door and shrub bed to the fore. Gated pathway leading to rear garden.

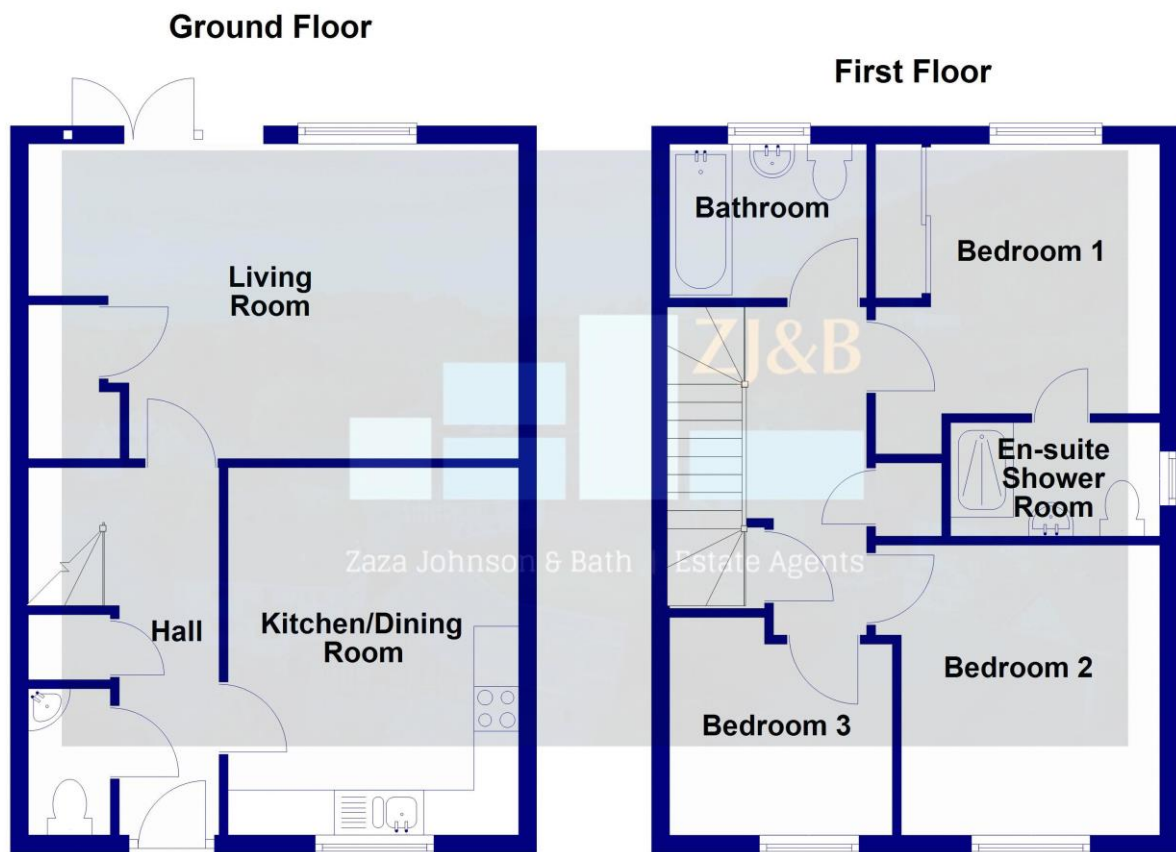
Rear Garden

Approached onto a paved patio, the rear garden is predominantly laid to lawn with raised beds to the rear boundary. Enclosed by timber fencing.

Council Tax Band C

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**



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Energy performance certificate (EPC)

6, Chantry Place SHREWSBURY SY3 9FP	Energy rating B	Valid until:	19 April 2027
		Certificate number:	8033-7334-5400-2110-0926

Property type Semi-detached 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[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