



Zaza Johnson & Bath
Estate Agents

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6 Massey Crescent, Harlescott, Shrewsbury, Shropshire, SY1 3QD

£240,000

A beautifully presented, much loved 3 bedroom semi-detached family home, providing modern living accommodation throughout with a lovely private garden. The accommodation includes Entrance Hall, Living/Dining Room, Kitchen, 3 Bedrooms, Bathroom, Garage and Workshop, Driveway and Gardens. CGH, DG.
Viewing Highly Recommended.



6 Massey Crescent, Harlescott, Shrewsbury, Shropshire, SY1 3QD

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

Recently installed composite entrance door with decorative double glazed panel inset.

Entrance Hall 9' 8" x 5' 11" (2.94m x 1.80m)

Tiled floor, radiator, carpeted staircase to First Floor Landing, under stairs storage, double glazed window to the side.

Living/Dining Room 21' 8" x 13' 5" (6.60m x 4.09m)

Wood effect laminate flooring, double glazed bay window to the front, radiator, recently installed double glazed aluminium bi-folding doors leading onto attractive rear garden. Range of fitted storage cupboards and shelving with lighting, contemporary Laura Ashley stone fireplace with hearth and wood effect gas fire inset, 2 radiators.

Kitchen 8' 5" x 8' 11" (2.56m x 2.72m)

Attractively fitted with cream gloss fronted units with laminate worktops, stainless steel sink unit with mixer tap, 4 ring gas hob with extractor hood above and electric oven below, space and plumbing for washing machine, tiled flooring, under stairs storage with double glazed window - ideal for fridge/freezer, radiator, double glazed window to the side, double glazed composite door with internal blind leads to the rear garden.

First Floor Landing 7' 6" x 5' 10" (2.28m x 1.78m)

Double glazed window to the side, access to fully boarded loft with recently installed ladder and power points. An excellent storage space.

Bedroom 1 10' 7" x 10' 0" (3.22m x 3.05m)

Carpet, radiator, double glazed window to the front, built in double wardrobe with mirror fronted sliding doors.

Bedroom 2 11' 10" x 8' 6" (3.60m x 2.59m)

Carpet, radiator, double glazed window overlooking rear garden, built in double wardrobe with mirror fronted sliding doors and single built in wardrobe/storage cupboard.

Bedroom 3 8' 1" x 8' 10" (2.46m x 2.69m)

Carpet, radiator, double glazed window to the front, built in cupboard/wardrobe.

Bathroom 5' 4" x 7' 7" (1.62m x 2.31m)

Vinyl flooring, fully tiled walls. Attractively fitted with 3 piece suite including WC and wash basin set to vanity unit, 'P' shape bath with electric shower unit above, radiator, double glazed windows to the rear and side.

Garage 18' 4" x 9' 11" (5.58m x 3.02m)

Store 7' 2" x 9' 11" (2.18m x 3.02m)

Rear Garden

A lovely garden approached onto a decking area, ideal for outside dining. Steps lead down to an area of lawn with stone border, central shrub bed and shrub beds to either side. Enclosed by fencing and hedging and door to workshop and Garage, gated access to the driveway and front of the property. External power points.

External - Front

Approached through double gates onto a well maintained block paved driveway providing ample parking. Feature stone and paved area and shrubs to the front. Enclosed by hedging and fencing. External power points at the front and rear, and cold water tap.

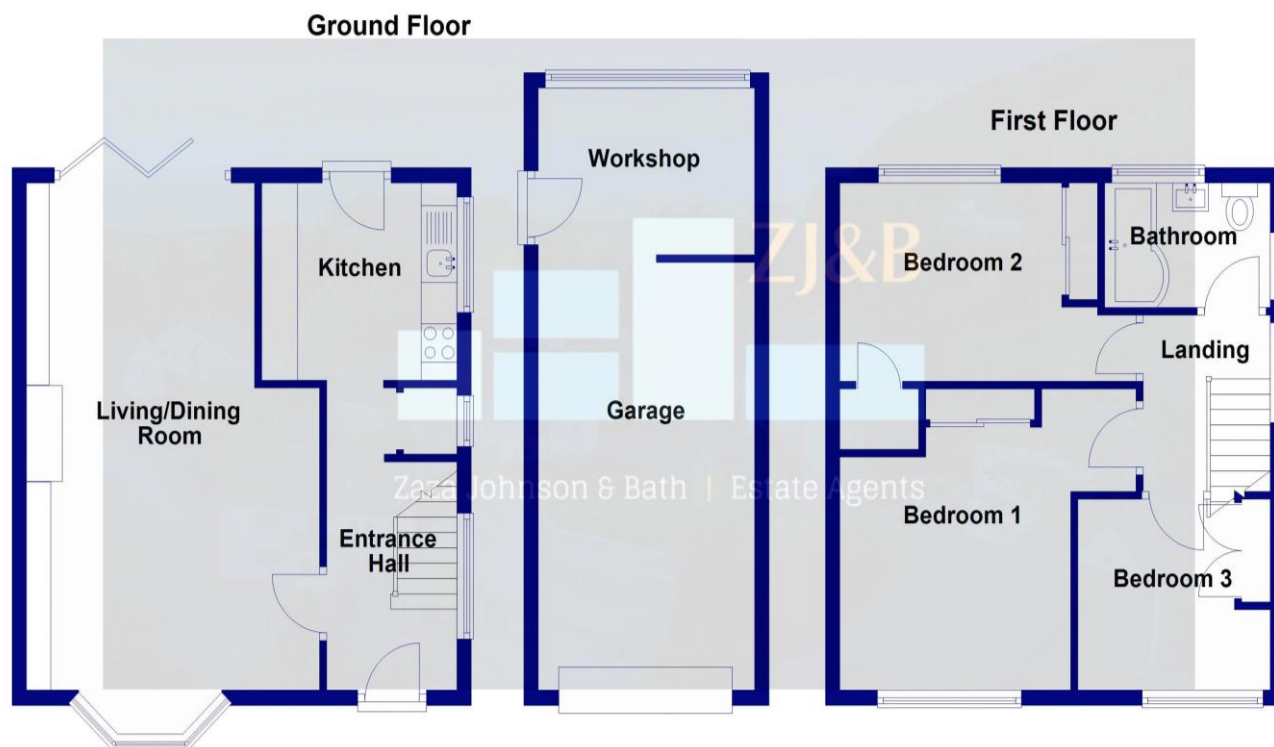
Garage

Good size garage with electric roller door.

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**



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
6 Massey Crescent SHREWSBURY SY1 3QD	Energy rating	Valid until:	1 September 2035																																
	C	Certificate number:	5235-5221-0500-0379-4206																																
Property type		Semi-detached house																																	
Total floor area		73 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 C.		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 border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>79 C</td> <td>77 G</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	79 C	77 G	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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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