



Zaza Johnson & Bath
Estate Agents

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9 Brookside Gardens, Yockleton, Shrewsbury, Shropshire, SY5 9PR

£280,000

An impressive, comfortably spacious 3 bedroom detached bungalow in a favoured village setting which is convenient for Shrewsbury. The particularly well presented accommodation provides: Entrance Hall, Living Room, large Kitchen/Dining Room, 3 excellent Bedrooms, modern refitted Shower Room, GCH, DG, Carport, Garage and ample block paved driveway parking. Attractive private rear garden. No upward Chain. Early viewing is highly recommended.



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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

uPVC double glazed entrance door.

Enclosed Porch

Double glazed window to the front, entrance door.

Entrance Hall

A spacious Hall with radiator, built in cloaks cupboard, further shelved cupboard.

Living Room 16' 6" x 12' 5" max 11' 3" min (5.03m x 3.78m/3.73m)

Feature exposed brick fireplace with stone mantle and shelving, coal effect fire inset, radiator, wall and ceiling lights, double glazed window and sliding patio doors to the rear.

Kitchen/Dining Room 13' 0" x 12' 6" (3.96m x 3.81m)

Fitted with wood fronted units with laminated work tops, inset 1 1/2 bowl sink unit, tiled surround to work areas, glass fronted display cabinets, tiled flooring, large double glazed window overlooking rear garden, radiator, Worcester gas fired central heating boiler, window and double glazed door to the side. Integrated appliances include electric oven and 4 ring gas hob with filter hood above.

Bedroom 1 12' 4" x 11' 5" (3.76m x 3.48m)

A large double room with radiator, shelved cupboard, large double glazed window to the front.

Bedroom 2 13' 11" x 9' 1" (4.24m x 2.77m)

Another good size double room with radiator, fitted double wardrobe and large double glazed window to the front.

Bedroom 3 12' 10" max 9' 4" min x 7' 8" (3.91m/2.84m x 2.34m)

Radiator, double glazed window to the side.

Shower Room

Fully refitted with contemporary, white 3 piece suite including corner shower cubicle, wash basin and WC, vanity surface with range of cupboards beneath, extractor, heated towel rail, shaver socket, double glazed window to the side.

Outside - Front

Gravel frontage with central bed and ornamental tree, wide block paved driveway provides ample parking and leads to Carport and brick built Garage.

Brick Built Garage 16' 7" x 8' 4" (5.05m x 2.54m)

At present, with a fixed front with double glazed door and side screen, power and lighting, window to the rear, door from Carport to rear garden.

Rear Garden

Neat, well maintained garden provides excellent privacy being enclosed by high level fencing and hedging. Approached onto a timber sundeck with paved patio along side. The garden beyond is laid to lawn with a variety of borders containing shrubs, roses and flowers, timber shed, external tap and lighting point.

Council Tax Band D

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**



9 Brookside Gardens, Yockleton

FLOOR PLANS FOR GUIDANCE ONLY

15/10/2025, 11:43 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

9, Brookside Gardens Yockleton SHREWSBURY SY5 9PR	Energy rating D	Valid until: 22 May 2026 Certificate number: 8206-7825-4310-2421-6992
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Property type	Detached bungalow
Total floor area	90 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 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