



Zaza Johnson & Bath
Estate Agents

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25 Wellington Close, Sundorne, Shrewsbury, Shropshire, SY1 4SP

Offers in the Region Of £170,000

*****Investors Only***** Offered to the market with tenants in situ, this well-presented two-bedroom semi-detached home is located in the popular residential area of Sundorne. Currently achieving £700 PCM, the property presents a fantastic investment opportunity with immediate rental income. Accommodation includes a spacious lounge, kitchen, two bedrooms, and a family bathroom, with a private rear garden driveway and Garage.



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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

Glazed wooden entrance door.

Entrance Hall 7' 8" x 3' 6" (2.34m x 1.07m)

Kitchen 8' 11" x 7' 8" (2.72m x 2.34m)

Fitted with a good range of units with wood effect laminate work tops, inset sink unit, integrated oven and 4 ring gas hob, double glazed window to the front.

Living/Dining Room 14' 3" x 12' 7" (4.34m x 3.83m)

An attractive room with double glazed French doors opening on to the rear garden. Staircase leads to First Floor Landing.

First Floor Landing

Bedroom 1 11' 0" x 9' 6" (3.35m x 2.89m)

Double glazed window overlooking rear garden.

Bedroom 2 11' 3" x 6' 7" (3.43m x 2.01m)

Double glazed window to the front.

Bathroom 8' 4" x 5' 9" (2.54m x 1.75m)

Fitted with 3 piece suite including bath, wash basin and WC, double glazed window to the front.

Rear Garden

A good sized, well maintained, garden approached onto a paved patio, enclosed by timber fencing. Mainly laid to lawn with shrub borders to the side. Gated access to the side leads to the front of the property.

External - Front

Driveway provides parking and access to Garage. Pathway leads to the entrance door, good size area of lawn to the front.

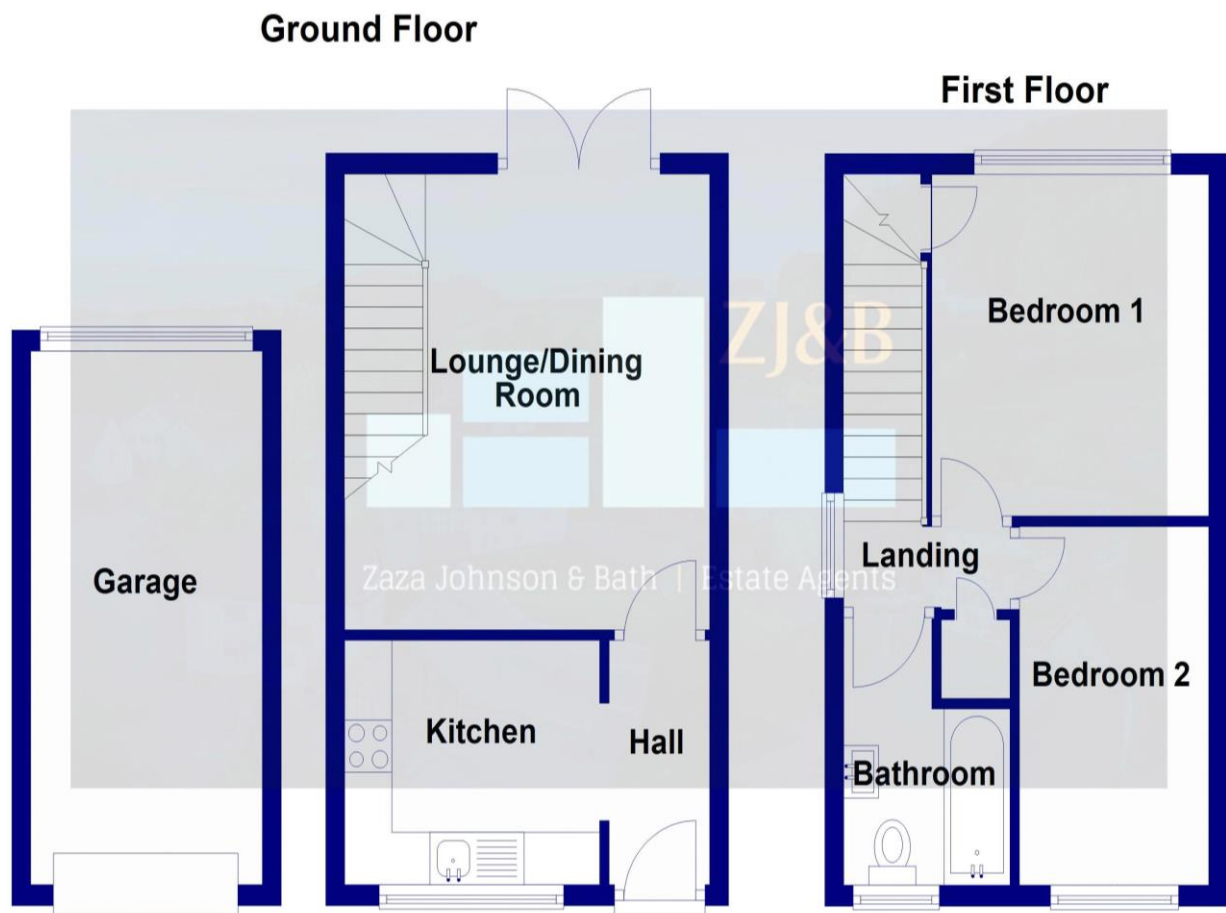
Garage 16' 8" x 8' 1" (5.08m x 2.46m)

Up an dover door, window to the rear.

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**



25 Wellington Close, Sundorne, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

25, Wellington Close SHREWSBURY SY11 4SP	Energy rating D	Valid until:	2 October 2028
		Certificate number:	9565-2807-7203-9608-2555

Property type Semi-detached house

Total floor area 52 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 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