



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



88 Mercia Drive, Leegomery, Telford, Shropshire, TF1 6YJ

£189,950

A well positioned 2-bedroom semi-detached bungalow in cul de sac, position. The accommodation includes Kitchen, Living Room, 2 Bedrooms, Shower Room, Garage, Driveway and Gardens. Gas Central Heating and Double Glazing. Within easy reach of retail parks, M54 and Princess Royal Hospital. Early Viewing 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 with side window.

Entrance Hall

Kitchen 8' 8" x 7' 9" (2.64m x 2.36m)

Fitted with a good range of cream fronted units, laminate work tops, inset stainless steel sink unit, ample space for appliances, tiled flooring, glazed door to the side.

Living Room 16' 9" x 9' 6" (5.10m x 2.89m)

Double glazed window to the front, contemporary fuel-effect electric fire.

Inner Lobby

Shower Room

Fitted with white 3 piece suite including shower cubicle, wash basin and WC, tiled walls and flooring, heated towel rail, double glazed window to the side.

Bedroom 1 11' 5" x 9' 6" (3.48m x 2.89m)

Double glazed window to the rear overlooking garden, range of fitted wardrobes to one wall.

Bedroom 2 8' 4" x 7' 9" (2.54m x 2.36m)

Double glazed window to the rear overlooking garden.

Driveway and Garage

Good size driveway providing ample parking and access to the Garage.

Front and Rear Gardens

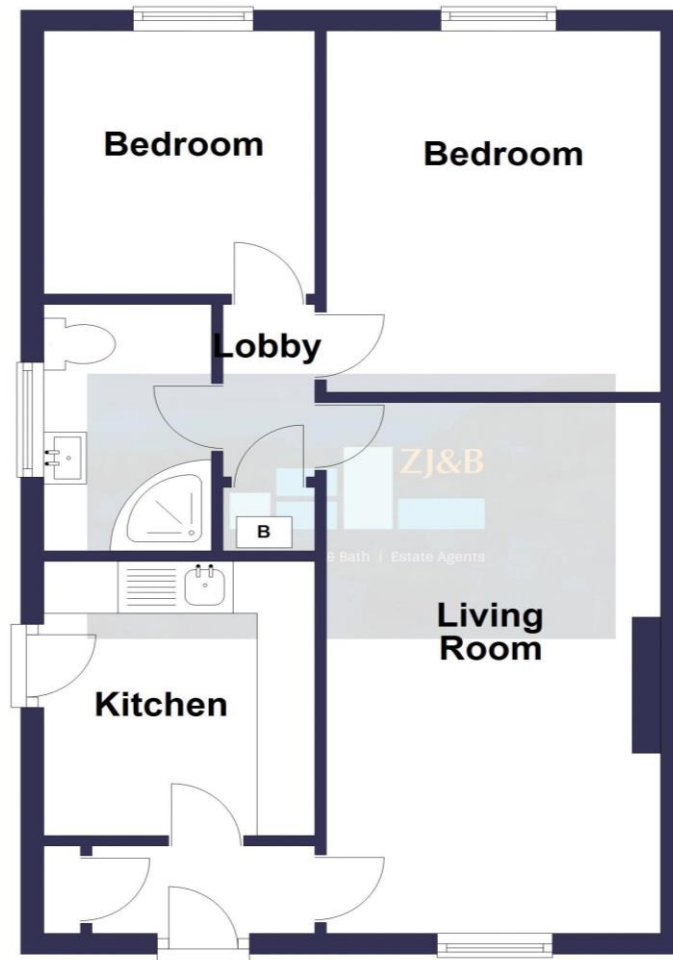
The front garden is laid to lawn. The rear garden is designed for easy maintenance with patio and gravel beds. Enclosed by fencing and trees.

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**

Ground Floor



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

88 Merida Drive Leagomary TELFORD TF1 6YJ	Energy rating C	Valid until: 23 August 2031 Certificate number: 2500-7275-0022-8423-0893
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Property type
Semi-detached bungalow

Total floor area
50 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-santford-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-santford-guidance).

Energy efficiency rating for this property

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

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



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