



Zaza Johnson & Bath
Estate Agents

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38 Galton Drive, Telford Estate, Shrewsbury, Shropshire, SY2 5XJ

Offers in the Region Of £315,000

An attractive, well presented, 3 bedroom semi detached home, located in this popular area with good local amenities and within easy access of the town centre and link roads. The spacious accommodation includes, Entrance Porch, Living Room, Kitchen/Dining Room, Utility and ground floor WC. 3 Bedrooms and Bathroom on the First Floor. Study and Store (converted Garage), Driveway and Gardens. GCH and DG. 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

Outside - Front

Approached over a pressed concrete driveway, recently added stone bedding, paving and shrub beds, access to storage room in the Garage, which has been converted into a versatile room, ideal for use as an office space. Porcelain paved area double glazed entrance door, gated access to the side of the property.

Entrance Porch 4' 8" x 5' 11" (1.42m x 1.80m)
Wood effect laminate flooring, storage cupboard with gas meter and electrical consumer unit. Radiator, window.

Living Room 13' 2" x 17' 1" (4.01m x 5.20m)
Glazed oak door, wood effect laminate flooring, carpeted staircase leading to First Floor Landing, double radiator, double glazed bay window to the front.

Impressive Kitchen/Dining Room 25' 4" x 10' 11" (7.72m x 3.32m)
Open plan room with wood effect laminate flooring, 2 radiators, double glazed windows to the rear and side, double glazed lantern above the Dining Area, double glazed French doors lead to rear garden. The Kitchen is fitted with a good range of recently installed grey units with wood effect laminate work tops, inset composite sink unit. Integrated appliances include 4 ring electric hob with glass splash back and filter hood above, electric oven below, fridge and freezer.

Cloakroom/Utility 4' 8" x 4' 0" (1.42m x 1.22m)
Newly tiled floor, space and plumbing for washing machine, sliding door to WC, double glazed window to the front.

WC 4' 8" x 3' 0" (1.42m x 0.91m)
Fitted with corner wash basin and WC, double glazed window to the front.

First Floor Landing 9' 6" x 6' 11" (2.89m x 2.11m)

Access to loft, double glazed window to the side, built in storage cupboard housing hot water cylinder.

Bedroom 1 13' 1" x 10' 0" (3.98m x 3.05m)
Freshly laid carpet, radiator, double glazed window to the front.

Bedroom 2 11' 1" x 8' 11" (3.38m x 2.72m)
Freshly laid carpet, radiator, double glazed window to the rear.

Bedroom 3 8' 11" x 6' 10" (2.72m x 2.08m)
Freshly laid carpet, radiator, double glazed window to the front, wardrobe and storage space.

Main Bathroom 5' 5" x 7' 10" (1.65m x 2.39m)
Beautifully refitted with WC and wash basin vanity unit with storage beneath, 'P' shape bath with mixer shower and attractive tiled surround, tiled flooring, double glazed windows to the rear and side, radiator.

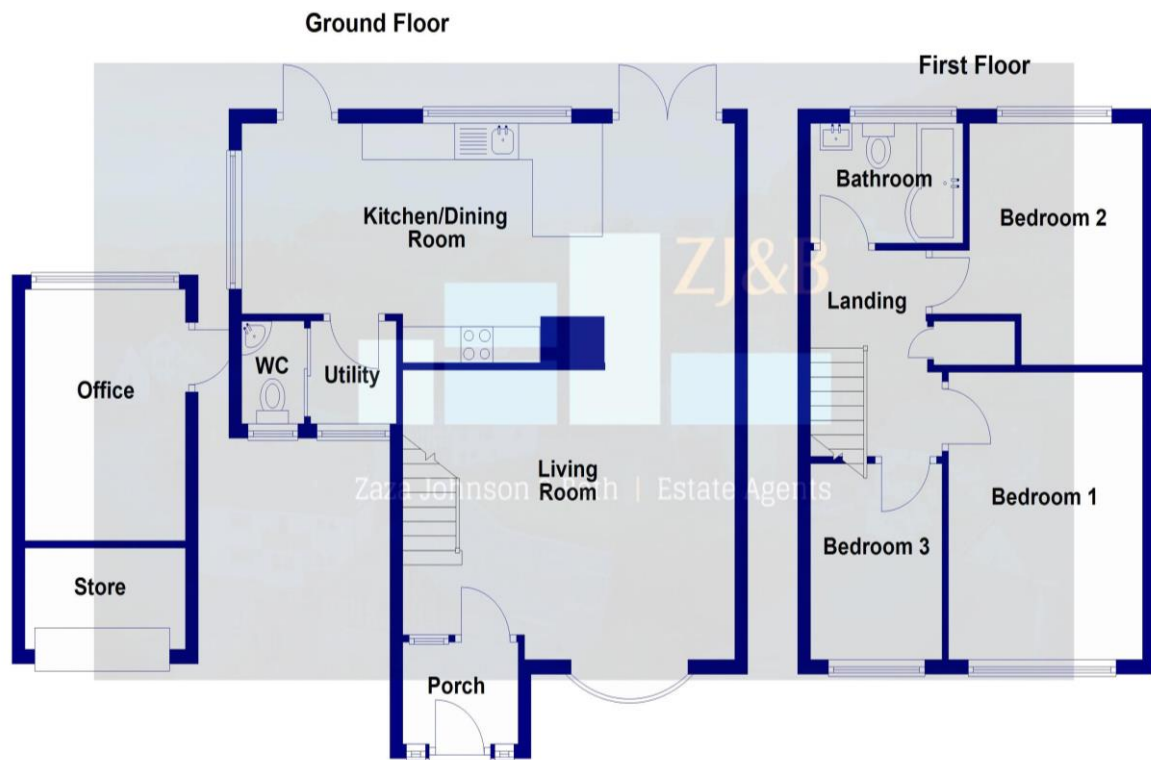
Rear Garden

A lovely size garden, approached onto an Indian stone patio providing plenty of space for outdoor dining. Nice size area of lawn, raised decking leading to Summer House/Shed. Enclosed by fencing, side access to the front of the property and the converted Garage.

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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FLOOR PLANS FOR GUIDANCE ONLY

31/10/2025, 09:43 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

38 Galton Drive Shrewsbury SY2 5XJ	Energy rating C	Valid until: 14 January 2035
		Certificate number: 9247-3045-4209-9465-6204

Property type	Semi-detached house
Total floor area	86 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-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is C. 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