



Zaza Johnson & Bath
Estate Agents

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**43 Mary Webb Road, Meole,
Shrewsbury, Shropshire, SY3 9NS**

Offers in the Region Of £230,000

A well presented 3 bedroom semi detached house located with excellent local amenities including Meole Brace Retail Park with supermarkets and retails retail outlets. Access to good primary and secondary schools, and excellent road links to the town centre, A5, M54 and A49. The accommodation includes Entrance Hall, Living/Dining Room, Kitchen, 3 Bedrooms and Bathroom. GCH, DG. Driveway and Rear Garden. The property represents really good value for money and viewing is highly recommended.



43 Mary Webb Road, Meole, Shrewsbury, Shropshire, SY3 9NS

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

Double glazed composite entrance door.

Entrance Hall 11' 6" x 5' 11" (3.50m x 1.80m)

Wood effect laminate flooring, radiator, carpeted staircase to First Floor Landing, under stairs storage cupboard.

Kitchen 6' 7" x 9' 7" (2.01m x 2.92m)

Attractively fitted with a good range of base and eye level units with laminate work tops, inset 1 1/2 bowl composite sink unit, integrated 4 ring electric hob with filter hood above, electric double oven, integrated washing machine and fridge freezer. Tile effect laminate flooring, double glazed window to the front, double glazed composite door leads to side alley, store room and rear garden.

Living/Dining Room 12' 10" x 15' 11" (3.91m x 4.85m)

Carpet, radiator, double glazed window overlooking rear garden, double glazed sliding patio doors lead onto rear garden.

Store 11' 4" x 4' 0" (3.45m x 1.22m)

Brick built store with lockable door and DG window.

Side Access

First Floor Landing 8' 5" x 5' 10" (2.56m x 1.78m)

Access to really good size fully boarded loft space with Velux roof lights providing excellent storage. Built in storage cupboard housing hot water cylinder.

Bedroom 1 14' 2" x 9' 3" (4.31m x 2.82m)

Wood effect vinyl flooring, radiator, double glazed window overlooking rear garden, single wardrobe.

Bedroom 2 10' 2" x 9' 10" (3.10m x 2.99m)

Carpet, radiator, double glazed window to the front, single wardrobe.

Bedroom 3 9' 10" x 6' 5" (2.99m x 1.95m)

Carpet, radiator, double glazed window overlooking rear garden, single wardrobe.

Bathroom 4' 11" x 5' 10" (1.50m x 1.78m)

Fully tiled walls and flooring, fitted with 3 piece white suite including bath with electric shower unit over, wash basin and WC. Double glazed window to the front, extractor fan, chrome towel radiator.

Outside - Front

The property is approached over a block paved driveway providing ample parking. Shrub beds and borders, enclosed with fencing and hedging. Gated pathway at the side of the property provides access to the rear.

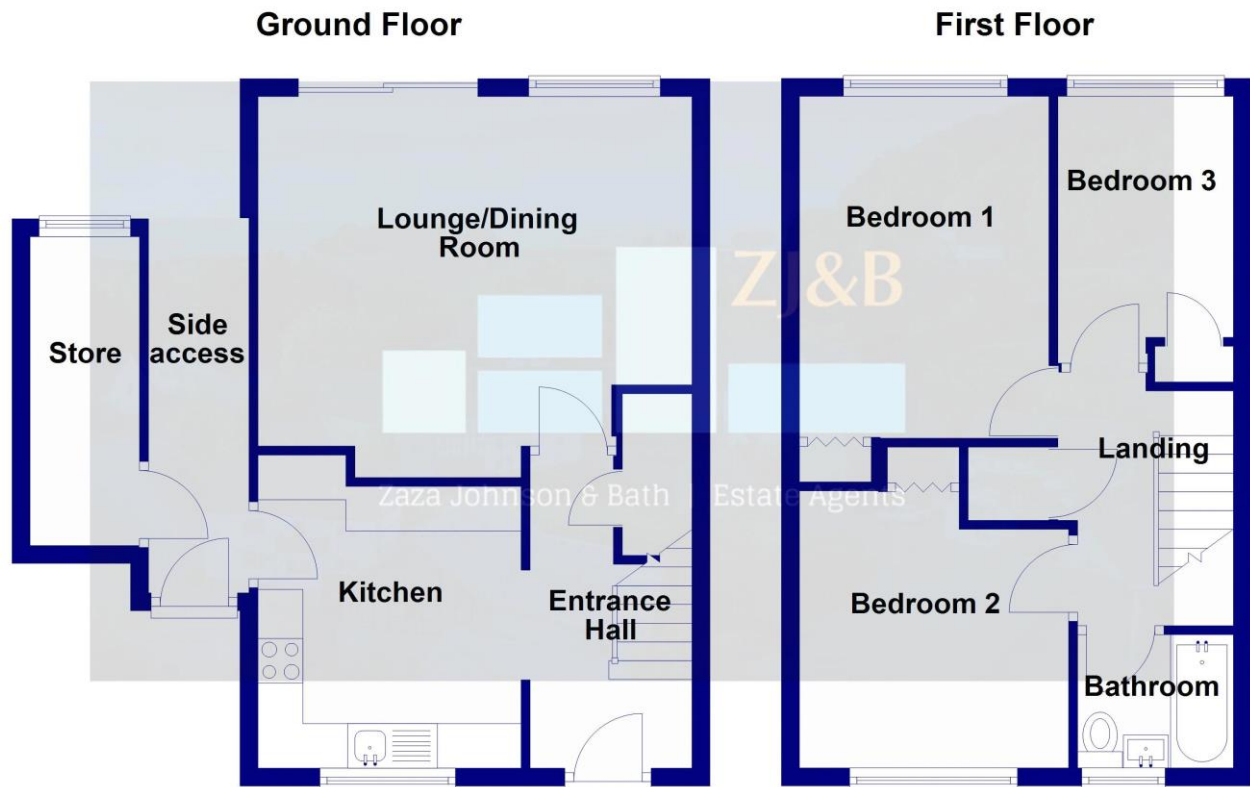
Rear Garden

Tiered landscaped garden providing 3 levels. The first level is paved with brick built pond and space for shed. Steps lead up to a large area of lawn with borders and stone bed, further steps lead to block paved patio. The garden is fully enclosed by fencing. Quality Garden Shed available by separate negotiation.

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**



43 Mary Webb Road, Meole, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
43 Mary Webb Road SHREWSBURY SY2 9NS	Energy rating	Valid until: 2 June 2035	
	D	Certificate number: 6135-5135-9500-0343-1204	
Property type		Semi-detached house	
Total floor area		83 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance).

Energy rating and score

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

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

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 G
39-54	E		
21-38	F		
1-20	G		



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