



**Zaza Johnson & Bath**  
Estate Agents

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## **9 Sunnyfields, Bell Lane, Abbey Foregate, Shrewsbury, Shropshire, SY2 5EW**

### **Offers Over £210,000**

A highly desirable Victorian period cottage forming part of an attractive terrace, close to the town centre. The accommodation provides: Living Room with wood burner set to exposed brick fireplace, beautifully fitted kitchen with wooden work tops, Rear Lobby, modern Bathroom, large main Bedroom with a range of built in furniture, Bedroom 2, 1st floor WC. Lovely landscaped garden, additional courtyard. GCH, DG.

We highly recommend arranging an early viewing.



## 9 Sunnyfields, Bell Lane, Abbey Foregate, Shrewsbury, Shropshire, SY2 5EW

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.

### Living Room 12' 4" x 11' 7" (3.76m x 3.53m)

Feature exposed brickwork to the chimney breast with cast iron wood burner inset, alcoves to either side with display shelves and cupboards, wood effect laminate flooring, radiator, double-glazed window overlooking the garden.

### Kitchen/Breakfast Room 11' 11" x 8' 8" (3.63m x 2.64m)

Beautifully fitted with cream fronted units, integrated under-counter fridge and freezer, inset hob and electric oven, glazed Belfast style sink, solid wood work tops with tiled surround to work areas, tiled flooring, radiator and double glazed window to the rear. Staircase leads to First Floor Landing.

### Rear Lobby/Utility Area

Pocket sliding door, shelving and double-glazed door to the side.

### Bathroom 6' 0" x 4' 10" (1.83m x 1.47m)

Fitted with contemporary 3-piece suite including bath with mixer tap and shower fitting over, wash basin and WC, inset mirror, extractor.

### First Floor Landing

Recessed shelving, access to roof space.

### First Floor WC

Beautifully appointed with 2 -piece suite including WC, wash basin with vanity cupboard beneath, tiled wall areas, extractor fan, decorative tile flooring.

### Bedroom 1 12' 4" x 11' 9" (3.76m x 3.58m)

Exposed floor boards, double-glazed window enjoying views over garden to the rear, radiator, range of fitted bedroom furniture including double wardrobe and good range of cupboards and drawers.

### Bedroom 2 6' 1" x 8' 10" (1.85m x 2.69m)

Radiator, double-glazed window.

### Outside

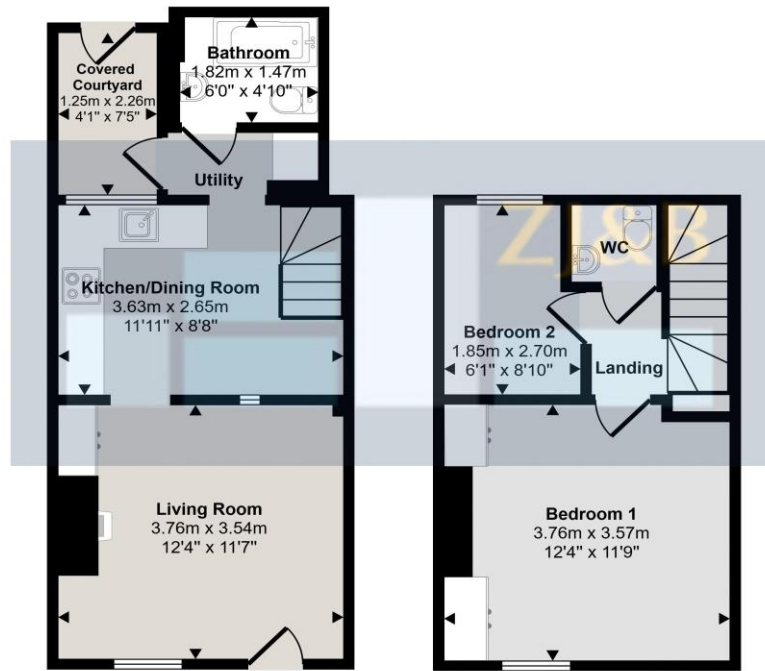
A delightful garden with circular gravel patio and variety of well stocked beds and borders. Central pathway leads to raised vegetable beds. Useful timber stores and enclosed by fencing. From the Rear Lobby there is a covered Courtyard with outside tap. Door to further Courtyard with brick flooring and brick store. Gate on to pathway leading to rear access.

### 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**

Approx Gross Internal Area  
57 sq m / 614 sq ft



Ground Floor  
Approx 32 sq m / 347 sq ft

First Floor  
Approx 25 sq m / 267 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY

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### Energy performance certificate (EPC)

9 Sunnyfields Bell Lane SHREWSBURY SY2 5EW	Energy rating <b>C</b>	Valid until: 2 November 2032
		Certificate number: 0571-1912-8279-0902-2204

Property type: Mid-terrace house  
Total floor area: 56 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-lanlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-lanlord-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**