



**Zaza Johnson & Bath**  
Estate Agents

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## **28 Cunningham Way, Herongate, Shrewsbury, Shropshire, SY1 3SR**

### **Offers in the Region Of £200,000**

A modern, well-presented 2-bedroom mid-terrace home ideal for first-time buyers, downsizers, or investors. The accommodation offers a comfortable living space throughout, including Living Room, Kitchen/Dining Room, 2 Bedrooms, and a contemporary Bathroom. Outside, the property benefits from a private Garden with dedicated Parking to the front. Situated in the popular area of Herongate, the home enjoys easy access to local amenities, schools, and transport links, making it a fantastic opportunity in a sought-after location.



## **28 Cunningham Way, Herongate, Shrewsbury, Shropshire, SY1 3SR**

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**

Staircase leading to First Floor Landing, radiator.

#### **Living Room** 9' 8" x 13' 0" (2.94m x 3.96m)

Window to the front, radiator, built-in under-stairs cupboard.

#### **Kitchen/Dining Room** 13' 1" x 8' 3" (3.98m x 2.51m)

Fitted with gloss fronted units to 3 wall areas, integrated oven and hob, filter hood above, inset sink unit, space for washing machine, radiator, double-glazed sliding patio doors lead to rear garden.

#### **First Floor Landing**

#### **Bedroom 1** 9' 11" x 11' 5" (3.02m x 3.48m)

Built-in wardrobe, double-glazed window to the front, radiator.

#### **Bedroom 2** 6' 6" x 10' 0" (1.98m x 3.05m)

Radiator, double glazed window to the rear.

#### **Bathroom** 6' 5" x 5' 4" (1.95m x 1.62m)

Fitted with white 3-piece suite including bath with electric shower unit over, wash basin and WC, fully tiled around the bath and half tiled to further wall area. double-glazed window to the rear.

#### **Rear Garden**

Enclosed by timber fencing, with gated access to the rear. The garden is approached onto a paved patio with lawn beyond.

#### **Outside - Front**

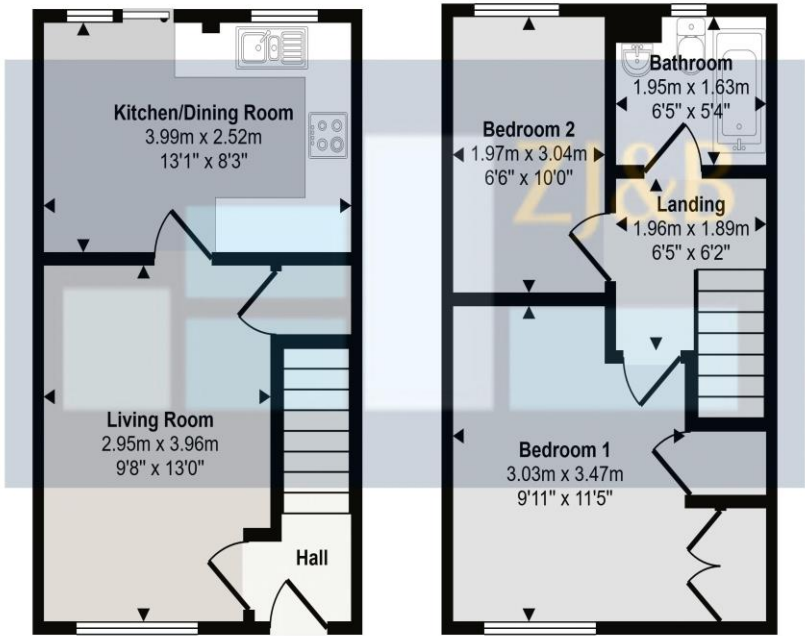
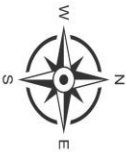
Driveway parking to the front, leading to a paved pathway with lawns to either side, leading to the entrance door.

### **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  
54 sq m / 577 sq ft



Ground Floor  
Approx 26 sq m / 285 sq ft

First Floor  
Approx 27 sq m / 292 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

DynamicPDF: Evaluator v2.5 evaluation (www.DynamicPDF.com)

Energy performance certificate (EPC)

28 Cunningham Way  
SHREWSBURY  
SY1 3SR

Energy rating

C

Valid until:

5 January 2036

Certificate number:

0657-3057-5209-4106-8200

Property type

Mid-terrace house

Total floor area

53 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

71

C

78 C

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



### **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**