



Zaza Johnson & Bath
Estate Agents

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22 Brockton Meadow, Brockton, Shrewsbury, Shropshire, SY5 9QN

Offers in the Region Of £310,000

An appealing 4 bedroom detached house situated in the delightful hamlet of Brockton within the Rea Brook Valley. The well designed ground floor accommodation provides: Spacious Entrance Hall, WC, generous Living Room leading to a substantial Conservatory. Separate Dining Room, Kitchen/Breakfast Room and Utility. Upstairs the main Bedroom has a contemporary fitted En-suite Shower Room, there are 3 other good sized Bedrooms and Family Bathroom. The attractive well stocked garden is a further feature and the property offers a double width Drive and Garage.

We recommend arranging an early viewing.



22 Brockton Meadow, Brockton, Shrewsbury, Shropshire, SY5 9QN Ref: 4825

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

Recessed Porch. Georgian style door with decorative side window.

Entrance Hallway 17' 2" x 7' 3" (5.23m x 2.21m)

A lovely entrance wood style laminate flooring, radiator, understairs store cupboard. Staircase to First Floor Landing.

WC

Wash basin, WC, radiator, extractor fan.

Living Room 14' 8" x 14' 1" (4.47m x 4.29m)

Adams style ornamental fireplace, 2 radiators, double glazed sliding patio doors lead to:

Conservatory 13' 2" x 9' 4" (4.01m x 2.84m)

Of brick and double glazed construction with ceramic tiled flooring, and french doors leading out into the delightful rear garden.

Dining Room 11' 6" x 10' 2" (3.50m x 3.10m)

wood style laminate flooring, walk in bay window to the front that enjoys an open outlook, radiator.

Kitchen/Breakfast Room 14' 0" x 8' 8" (4.26m x 2.64m)

Fitted with excellent range of matching units including glass fronted double display cabinet, laminated work tops with inset sink unit, deep tiled surround to work areas. Integrated electric double oven, 4 ring hob with filter hood above. side window and larger window overlooking well stocked rear garden, radiator.

Utility room 5' 9" x 5' 4" (1.75m x 1.62m)

Work surface with deep tiled surround, eye level wall unit, double glazed door to the side.

Landing

spacious landing with radiator, built in airing cupboard. Access to loft space.

Bedroom 1 13' 9" x 9' 11" (4.19m x 3.02m)

Offering great space with 2 double built in wardrobes, radiator, window with open aspect to the front and views to open countryside.

En-suite Shower Room

Attractively refitted with spacious shower cubicle with screen, wash basin, WC, vanity cupboards, heated towel rail, extensive tiled areas, side window, extractor fan.

Bedroom 2 11' 9" x 10' 7" (3.58m x 3.22m)

Radiator, window overlooks rear garden with views across to The Callow.

Bedroom 3 11' 9" x 10' 8" (3.58m x 3.25m)

Radiator, window enjoys similar views to bedroom 2.

Bedroom 4 8' 2" x 8' 1" (2.49m x 2.46m)

radiator, window enjoys an open aspect to the front.

Bathroom

Fitted with contemporary 3 piece suite comprising bath with mixer tap and shower attachment, wash basin, WC. Fully tiled around bath, radiator, side window, extractor.

Front Garden

Approached over a double width driveway, providing ample parking. lawn to side with hedging around providing screening.

Garage 16' 5" x 8' 3" (5.00m x 2.51m)

Up and over door. Oil fired central heating boiler (Newly fitted in September 2021)

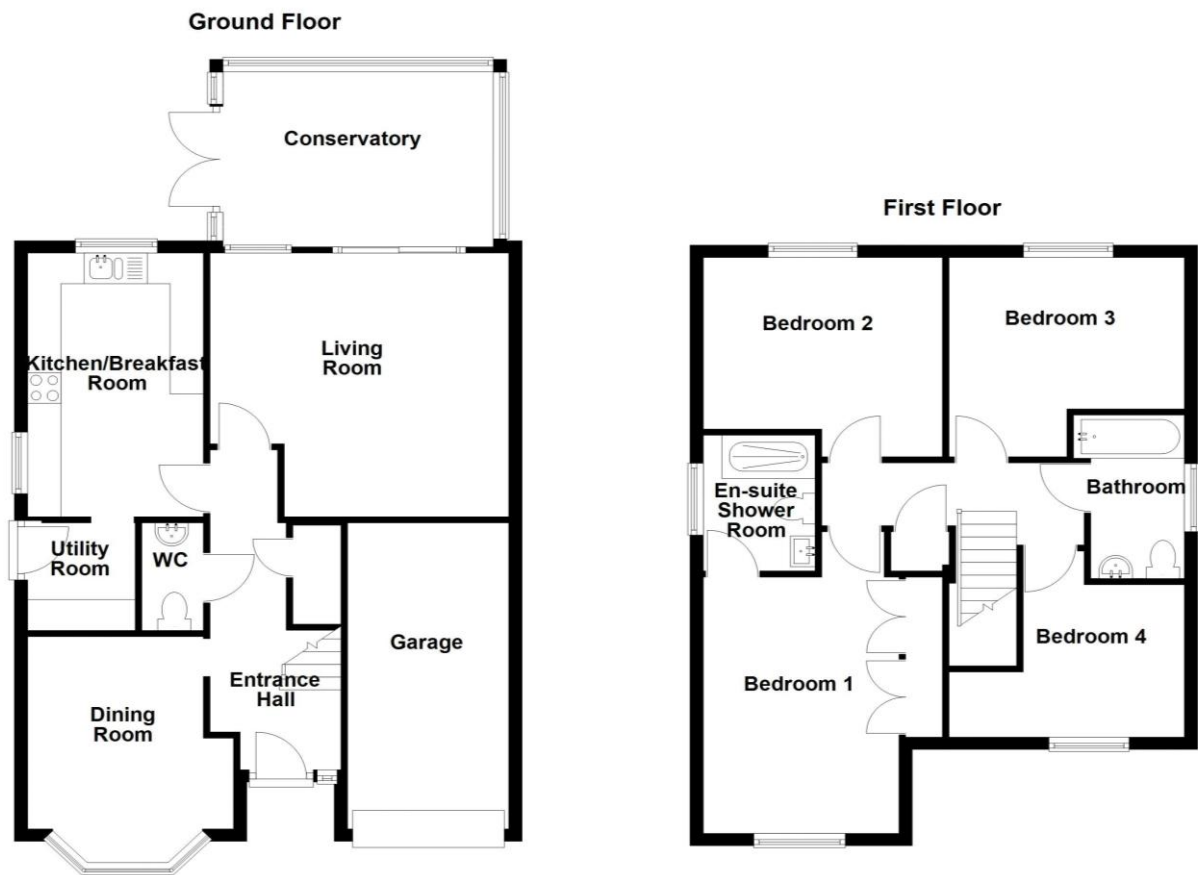
Rear Garden

The delightful garden is a particular feature of the property. Approached onto a paved patio with lawn alongside. An array of well stocked beds and borders stocked with a variety of plants. There is a decked seating area to one corner with a pergola which provides an excellent outdoor living space. The gardens are enclosed by high level close boarded timber fencing.

Council Tax Band D

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.

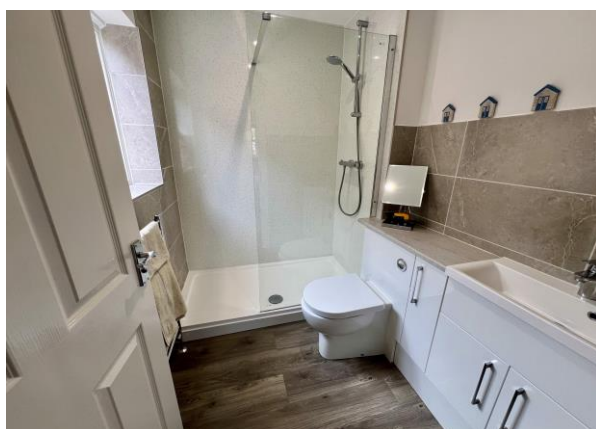
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
22 Brookton Meadow Brookton Worthing SHREWSBURY S15 9GN	Energy rating C	Valid until: 20 May 2034	Certificate number: 6434-8225-4300-0050- 8226																																
Property type		Detached house																																	
Total floor area		116 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).																																			
Energy rating and score		The graph shows this property's current and potential energy rating.																																	
This property's energy rating is C. It has the potential to be B.		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.																																	
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>72 C</td> <td>83 B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	72 C	83 B	55-68	D			39-54	E			21-38	F			1-20	G		
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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