



Zaza Johnson & Bath
Estate Agents

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**22 Red Deer Road, Radbrook,
Shrewsbury, Shropshire, SY3 9FA**

Offers in the Region Of £350,000

This wonderfully designed 'Faringdon' style 3 bedroom house provides attractive, appealing accommodation including: Entrance Hall, Guest Cloakroom/WC, Generous Living Room, Fantastic Spacious Kitchen/Dining Room, Sumptuous Main Bedroom With Large En-suite Shower Room, 2 Further Bedrooms, Bathroom, Private Garden, Driveway And Garage. Viewing Recommended.



22 Red Deer Road, Radbrook, Shrewsbury, Shropshire, SY3 9FA

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

Pitched roof entrance storm porch, double glazed composite entrance door.

Entrance Hall

Tiled flooring, radiator, built in airing cupboard, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with wash basin with tiled splash and WC, ceramic tile flooring, radiator, double glazed front window.

Living Room 17' 10" x 10' 10" (5.43m x 3.30m)

Attractive room with excellent natural lighting, 2 radiators, double glazed front window and French doors leading to rear garden.

Kitchen/Dining Room 17' 10" x 11' 8" (5.43m x 3.55m)

Tiled flooring and fitted with an excellent range of cream shaker style units, laminated work tops, inset 1 1/2 bowl sink unit with mixer tap, good range of integrated appliances including electric oven, 4 ring gas hob with glass splash and filter hood, fridge/freezer, dishwasher and washing machine, cupboard housing gas central heating boiler, double glazed window to the front. The Dining Area also provides space for seating with double radiator, double glazed French doors looking over and leading onto private rear garden.

First Floor Landing

Double glazed window overlooking rear garden.

Bedroom 1 13' 11" x 11' 9" (4.24m x 3.58m)

A most impressive room offering generous space, large double glazed window to the front, double radiator.

En Suite Shower Room

Again a good size room with fully tiled double size shower cubicle, wash basin, WC, radiator, double glazed window, shaver socket, extractor.

Bedroom 2 13' 0" x 10' 4" (3.96m x 3.15m)

Radiator, double doors to large built in storage cupboard, double glazed window with deep sill to the front.

Bedroom 3 7' 3" x 7' 6" (2.21m x 2.28m)

Radiator, double glazed window overlooking rear garden.

Family Bathroom

Fitted with white 3 piece suite including bath with mixer tap and deep tiled surround, wash basin, WC, double radiator, extractor, double glazed rear window.

Outside - Front

The property enjoys a corner position with Garage and driveway providing parking for 2 cars. The front garden is laid to lawn.

Brick Built Garage

Up and over door, pitched roof.

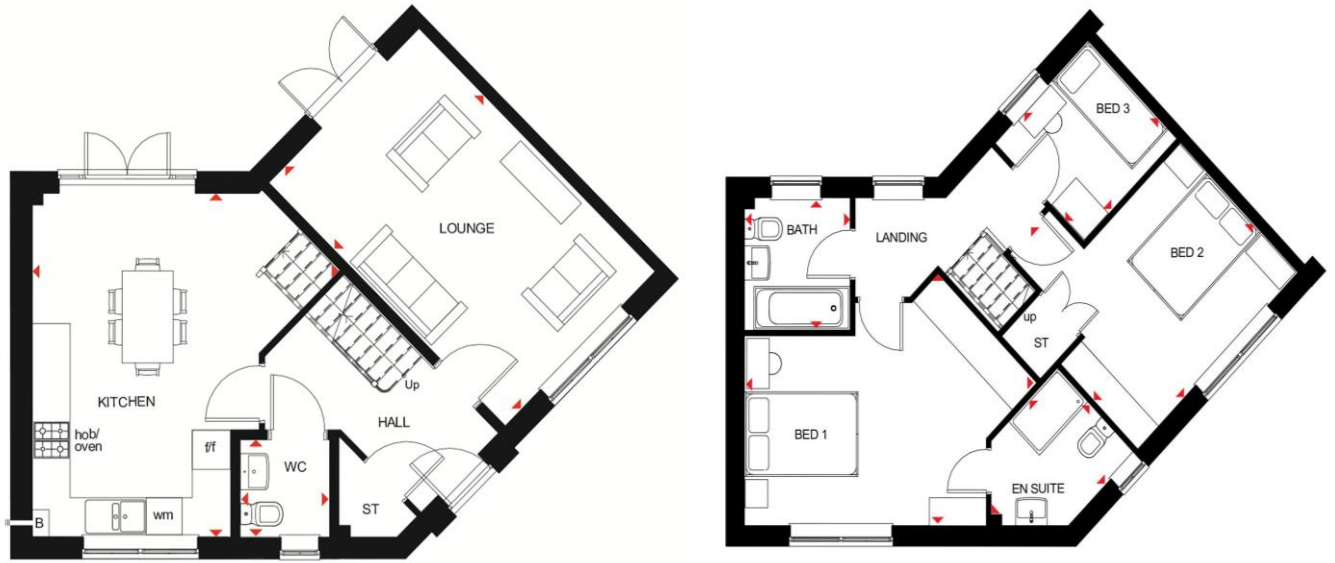
Rear Garden

Private rear garden approached onto paved patio. The majority of garden is laid to lawn enclosed by high level timber fencing with gated access to the side leading to the driveway.

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**



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
22 Red Deer Road SHREWSBURY SY2 5FA	Energy rating	Valid until:	21 July 2035																																
	C	Certificate number:	2485-3052-8203-2455-9200																																
Property type		Semi-detached house																																	
Total floor area		93 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																																			
This property's energy rating is C. It has the potential to be B.																																			
See how to improve this property's energy efficiency.																																			
The graph shows this property's current and potential energy rating.																																			
<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>79 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	79 C	83 B	55-68	D			39-54	E			21-38	F			1-20	G		
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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