

# 3 Fenn Way Buildwas TF8 7DA



£ 2 6 5, 0 0 0    r e g i o n

One of just a handful of properties on this small exclusive development offering magnificent views towards the River Sever.

The accommodation includes entrance hallway with W.C. and storage cupboard, lounge and a large stylish kitchen diner with all white goods included. The first floor features two well proportioned bedrooms (both with built in wardrobes) and a family bathroom.

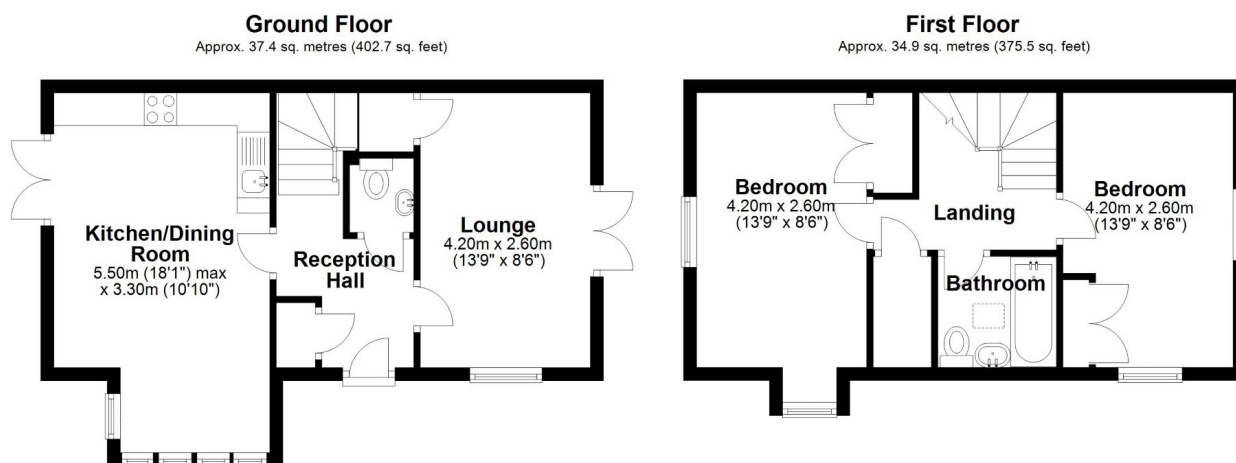
The heating is provided via an air source heat pump, there is mains drainage and a 10 year ICW building warranty in place. Externally there is an enclosed garden and parking for two vehicles. There a lovely views from the property towards the River Sever and the area offers easy access to historic Ironbridge and medieval Shrewsbury.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |









Total area: approx. 72.3 sq. metres (778.2 sq. feet)

**Tenure** Freehold

**Council tax** Band TBC

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B.** These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 8th August 2023