

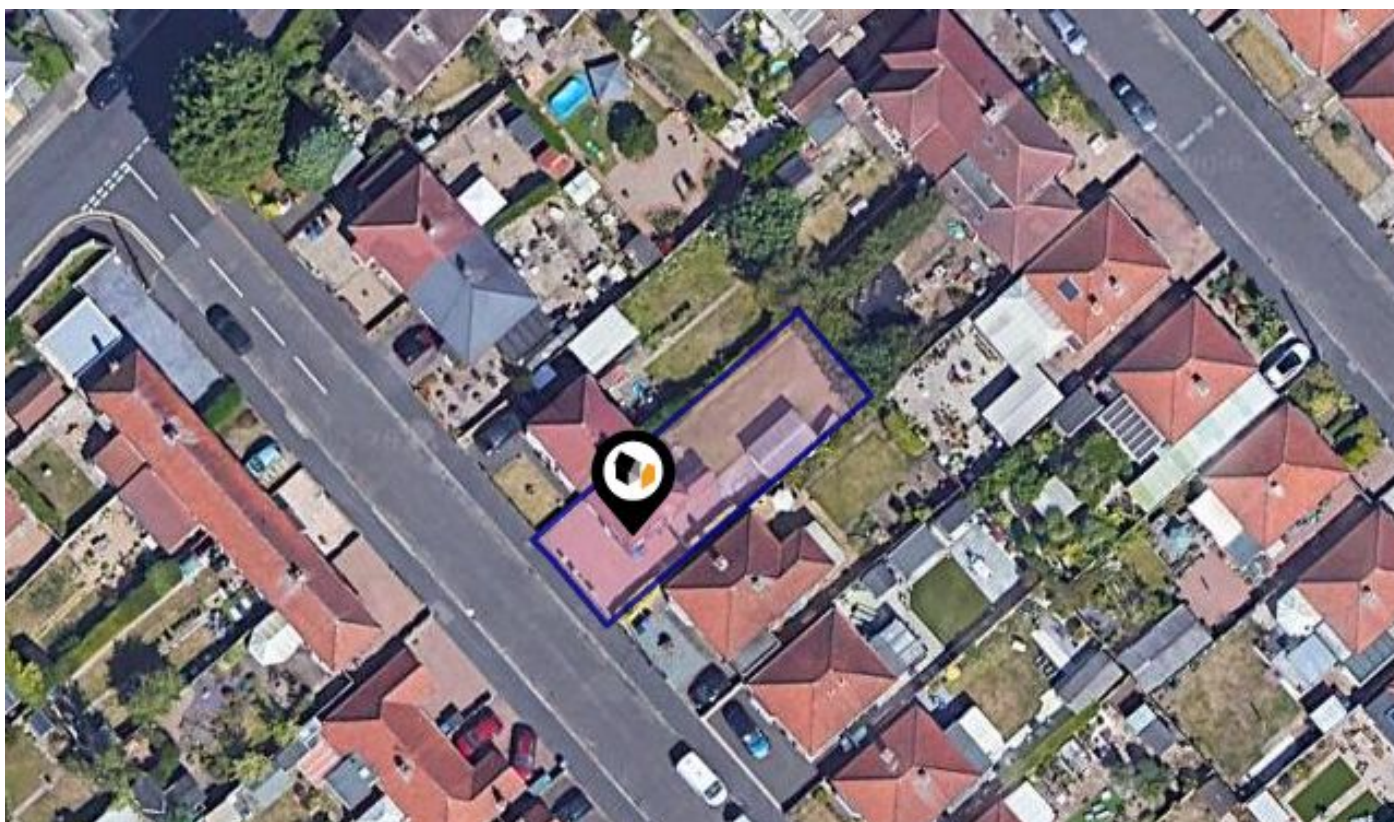


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th September 2024



SHROPSHIRE AVENUE, DERBY, DE21

Hannells

513-515 Nottingham Rd, Chaddesden, Derby, DE21 6LZ

01332 281400

chaddesden@hannells.co.uk

hannells.co.uk



Introduction

Our Comments



- > Well-Maintained And Presented Semi-Detached Home
- > Two Bedrooms, Two Bath/Shower Rooms
- > Off-Road Parking (No Drop Kerb), Garage
- > EPC Rating F, Standard Construction
- > Council Tax Band A, Freehold

Property Description

An opportunity to acquire this well-presented semi-detached home situated in a popular residential location, being ideal for the first time buyer. The property has excellent potential to extend subject to planning permission and viewing is highly recommended.

The gas central heated and UPVC double glazed accommodation briefly comprises:- spacious entrance hallway, pleasant bay fronted lounge with French doors providing access to the rear garden and fitted breakfast kitchen. To the first floor are two bedrooms (bedroom one with en-suite shower room) and a bathroom with a three piece suite. Outside is a block paved frontage and double gates provide access to the enclosed rear garden and garage. There is also a useful attached utility/store to the rear of the property. The rear garden is enclosed and enjoys a degree of privacy having a decked seating area with turfed area beyond.

Shropshire Avenue is a popular location being well situated for Chaddesden and its range of amenities which offer a range of shops, schools and transport links together with easy access for Derby City Centre and further road links including the A52, M1 motorway and access to the A50.

Room Measurement & Details

Reception Hallway:

Lounge: (17'10" x 10'6") 5.44 x 3.20

Fitted Breakfast Kitchen: (10'11" x 8'10") 3.33 x 2.69

First Floor Landing:

Bedroom One: (11'6" x 10'5") 3.51 x 3.17

En-Suite Shower Room:

Bedroom Two: (8'10" x 6'8") 2.69 x 2.03

Bathroom:

Outside:

There is a block paved frontage and double gates provide access to the enclosed rear garden and GARAGE 16'2" x 10'1" with up and over door. There is also a useful attached utility/store to the rear of the property. The rear garden is enclosed and enjoys a degree of privacy having a decked seating area with turfed area beyond. Cold water tap.

KFB - Key Facts For Buyers

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band A		
Annual Estimate:	£1,405		
Title Number:	DY449664		

Local Area

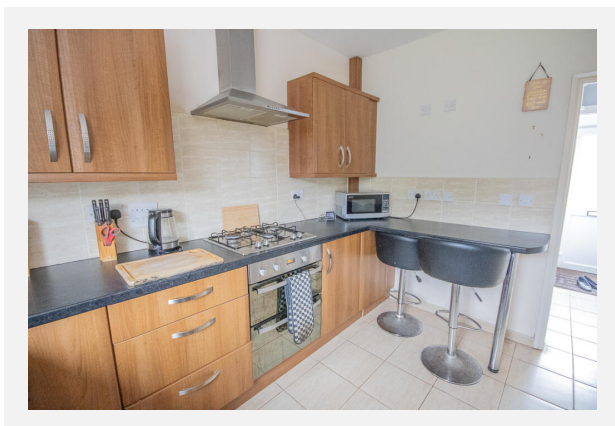
Local Authority:	Derby city	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		8	78	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Very Low			

Mobile Coverage:
(based on calls indoors)

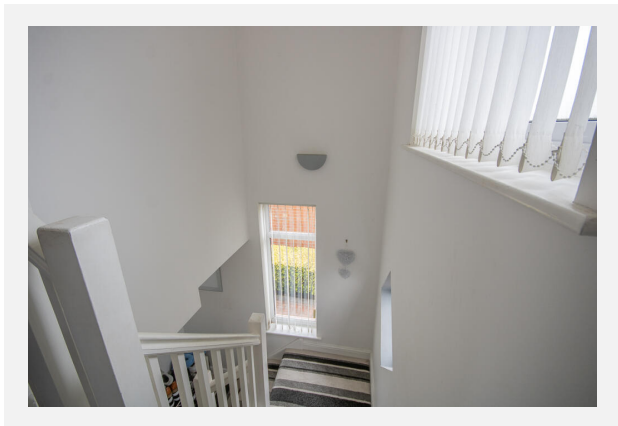


Satellite/Fibre TV Availability:

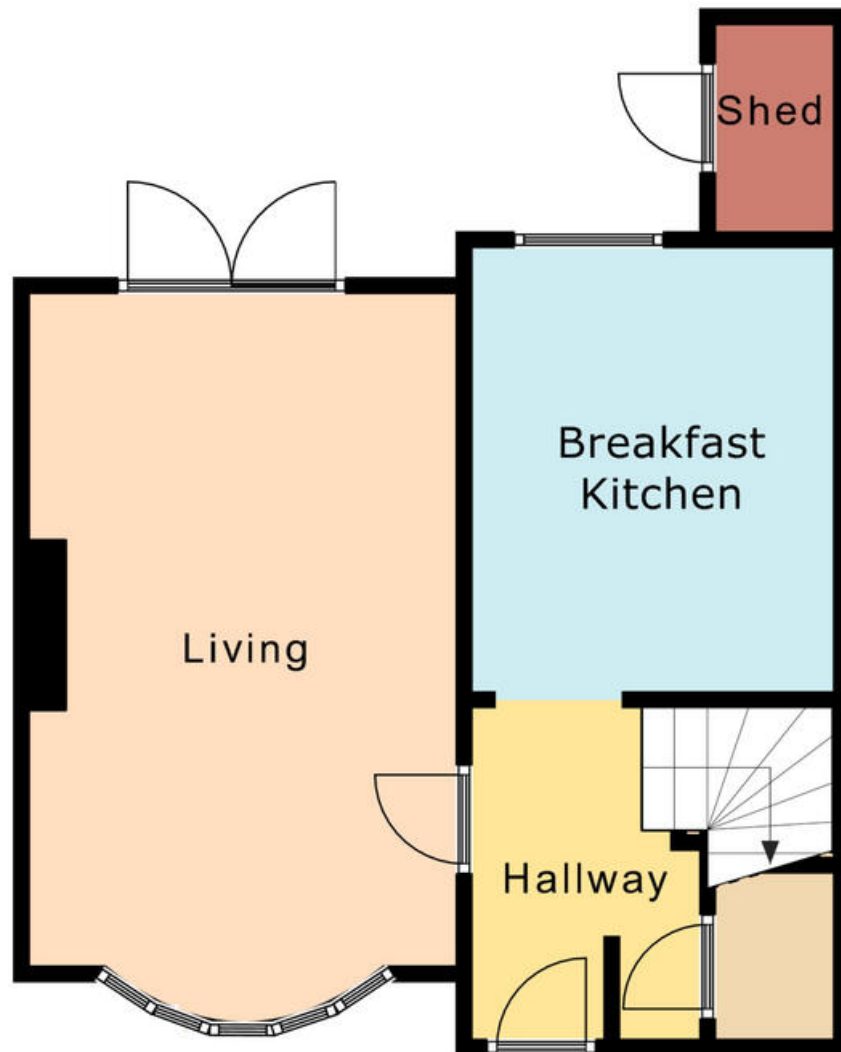




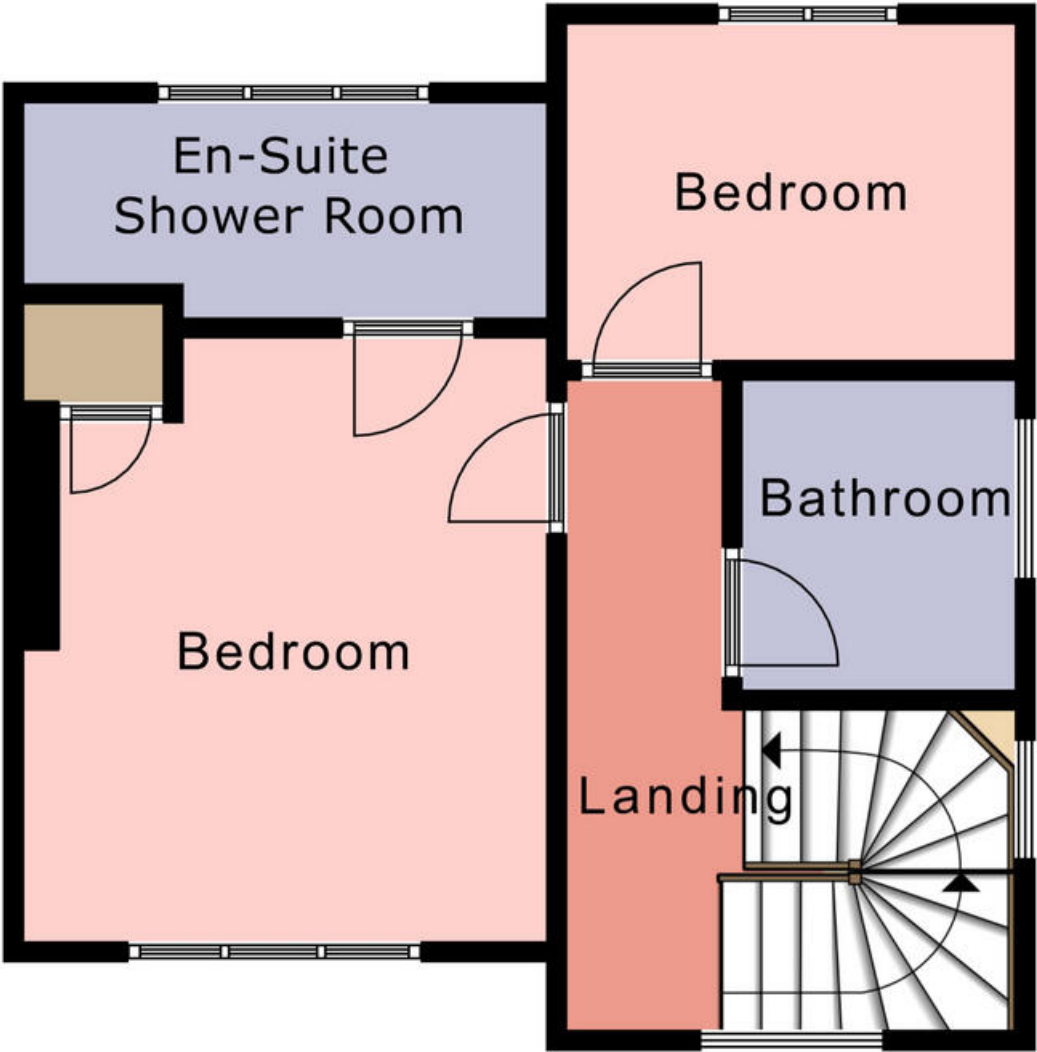
Gallery Photos



SHROPSHIRE AVENUE, DERBY, DE21



SHROPSHIRE AVENUE, DERBY, DE21



Property EPC - Certificate



Shropshire Avenue, DE21

Energy rating

E

Valid until 01.12.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Property

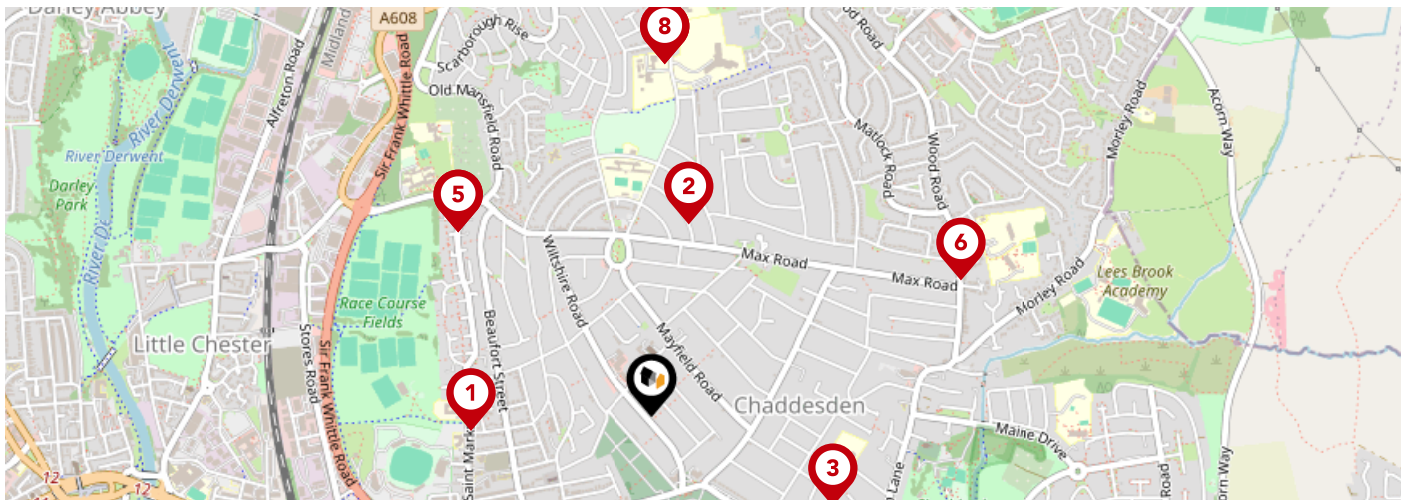
EPC - Additional Data



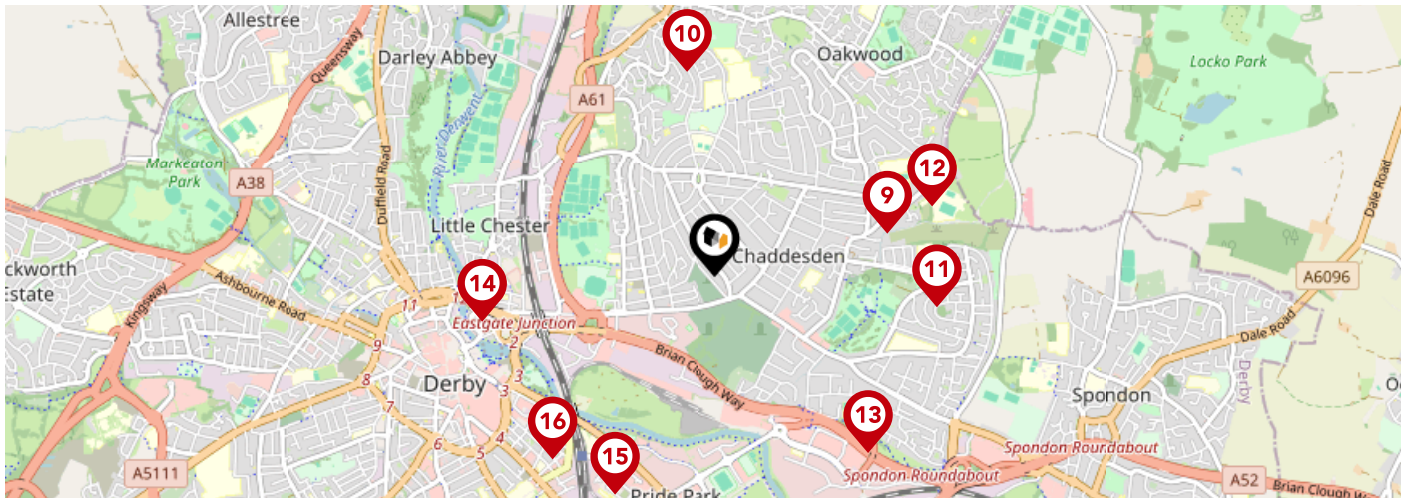
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	None of the above
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	65 m ²

Area Schools

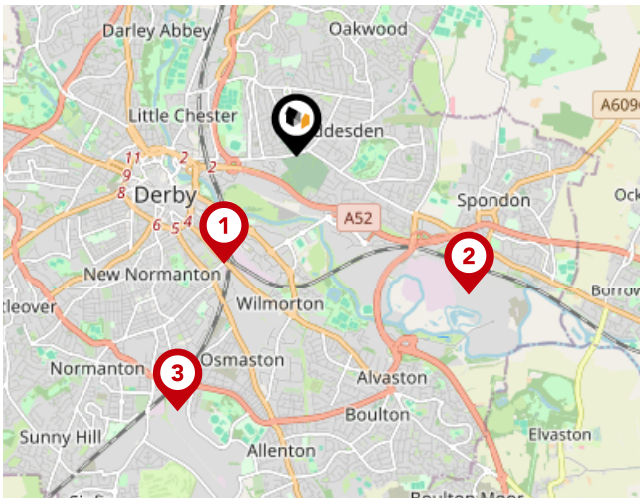


	Nursery	Primary	Secondary	College	Private
1 Derwent Primary School Ofsted Rating: Good Pupils: 317 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Roe Farm Primary School Ofsted Rating: Requires improvement Pupils: 393 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 345 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Giles' Spencer Academy Ofsted Rating: Outstanding Pupils: 148 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Beaufort Community Primary School Ofsted Rating: Requires improvement Pupils: 269 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Cavendish Close Infant School Ofsted Rating: Good Pupils: 265 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 428 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Da Vinci Academy Ofsted Rating: Good Pupils: 711 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



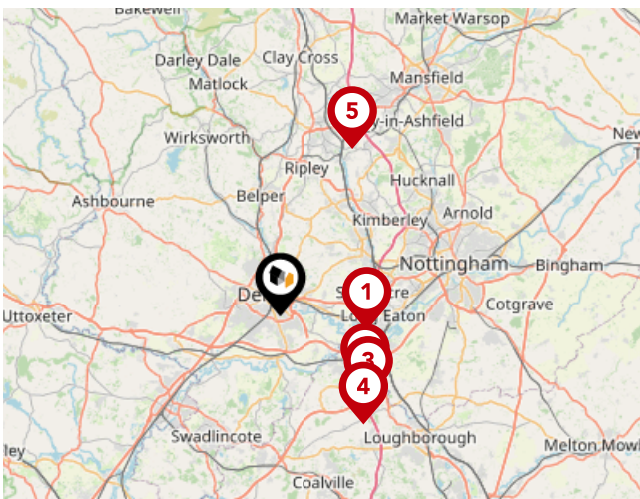
	Nursery	Primary	Secondary	College	Private
<p>9 Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 323 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Andrew's Academy Ofsted Rating: Good Pupils: 152 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Chaddesden Park Primary School Ofsted Rating: Requires improvement Pupils: 262 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Lees Brook Academy Ofsted Rating: Good Pupils: 1095 Distance:1.02</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Meadow Farm Community Primary School Ofsted Rating: Good Pupils: 164 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Landau Forte College Ofsted Rating: Outstanding Pupils: 1240 Distance:1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Derby College Ofsted Rating: Good Pupils:0 Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Castleward Spencer Academy Ofsted Rating: Not Rated Pupils: 118 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Derby Rail Station	1.16 miles
2	Spondon Rail Station	1.98 miles
3	Peartree Rail Station	2.51 miles



Trunk Roads/Motorways

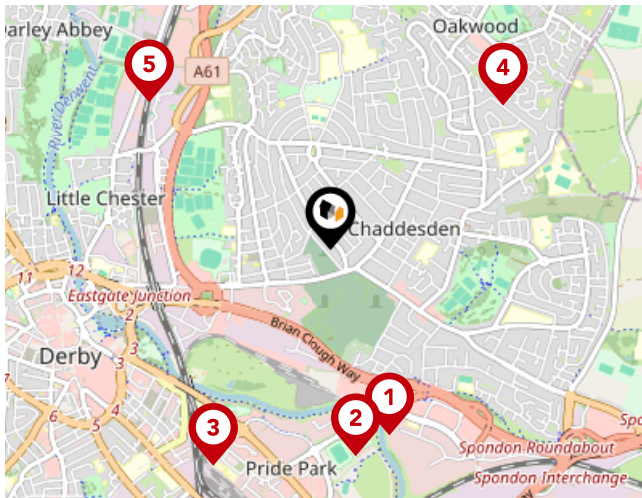
Pin	Name	Distance
1	M1 J25	6.28 miles
2	M1 J24A	7.93 miles
3	M1 J24	8.74 miles
4	M1 J23A	9.76 miles
5	M1 J28	12.94 miles



Airports/Helipads

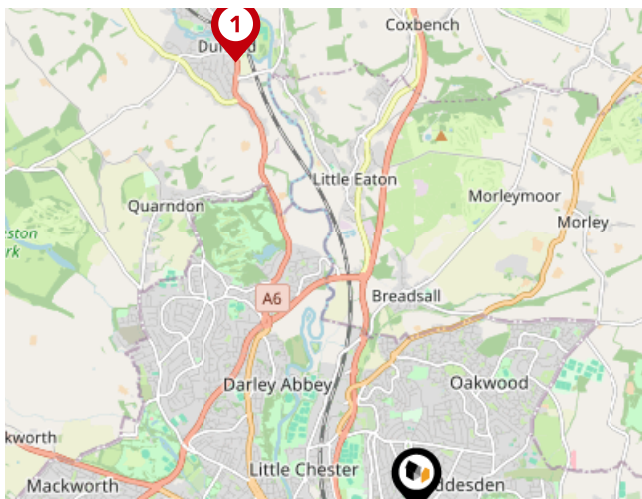
Pin	Name	Distance
1	East Mids Airport	8.72 miles
2	Birmingham Airport	35.06 miles
3	Baginton	38.91 miles
4	Finningley	42.18 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wyvernside	0.87 miles
2	Millenium Way	0.93 miles
3	Railway Station East	1.1 miles
4	Danebridge Crescent	1 miles
5	Alfreton Road	1.05 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.32 miles
2	Tram Park & Ride	7.79 miles
3	Toton Lane Tram Stop	7.79 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.

Hannells

Testimonials



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



/Hannells



/hannells



/hannellsestateagents



/company/hannells-estate-agents

Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Hannells

513-515 Nottingham Rd, Chaddesden,
Derby, DE21 6LZ
01332 281400
chaddesden@hannells.co.uk
hannells.co.uk

