ZJ&B
Zaza Johnson & Bath
Estate Agents

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89 Yew Tree Close, Spring Gardens, Shrewsbury, Shropshire, SY1 2UR

£299,995

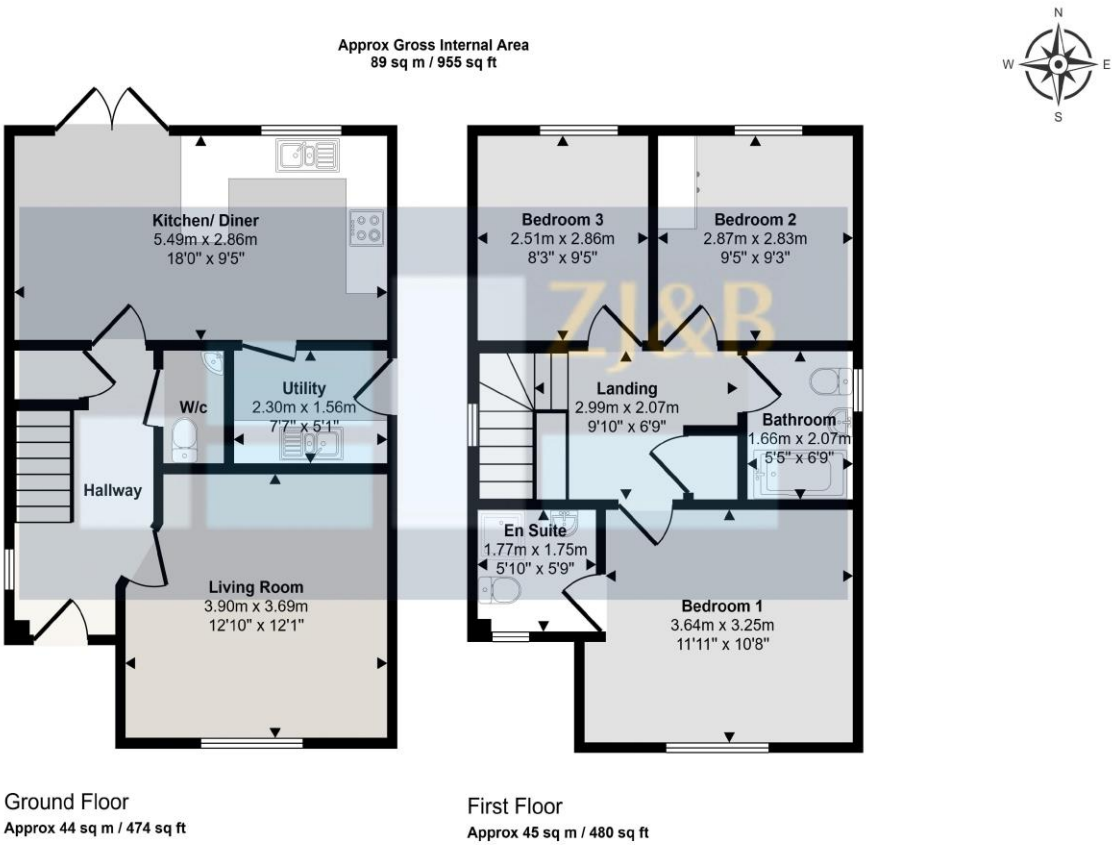
An attractive 3-bedroom detached home enjoying a lovely frontage, located in this very popular area.







Situated in a highly desirable residential area, conveniently located close to a wide range of local amenities and the town center, this attractive three-bedroom detached home offers spacious and well-presented accommodation, making it an ideal purchase for families. The accommodation briefly comprises an entrance hall, a comfortable living room, a modern kitchen/dining room providing an excellent space for everyday family life and entertaining, a useful utility room, and a cloakroom/WC. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom. Externally, the property benefits from a garage, driveway providing off-road parking, and enclosed garden areas. Further features include double glazing and gas central heating throughout. Early viewing is highly recommended to appreciate the accommodation and location on offer. NO UPWARD CHAIN.



FLOOR PLANS FOR GUIDANCE ONLY







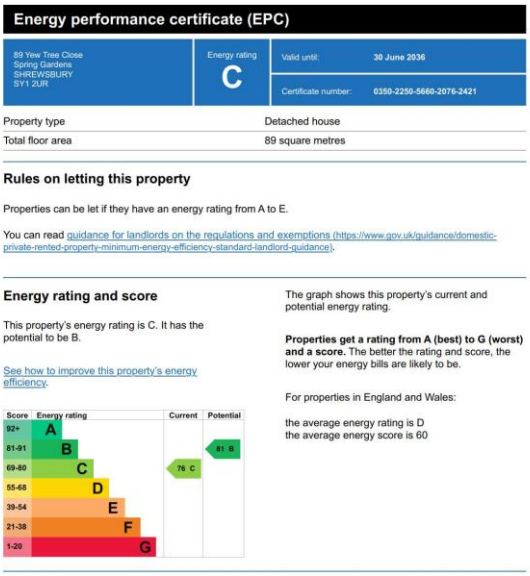












Energy performance certificate (EPC)

89 Yew Tree Close
Spring Gardens
SHREWSBURY
SY1 2UR

Energy rating: **C**

Valid until: **30 June 2036**

Certificate number: **0350-2250-5660-2076-2421**

Property type	Detached house
Total floor area	89 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.

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



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This title is dealt with by HM Land Registry, Telford Office.

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.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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

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 could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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