



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



16 Fenham Drive, Nesscliffe, Shrewsbury, Shropshire, SY4 1FG

Offers in the Region Of £385,000

Nestling on the fringe of an attractive village, bordering open countryside, this fabulous 4-bedroom detached house provides well thought out accommodation including: Entrance Hall, Cloakroom/WC, Living Room with wood stove, generous 'L shaped family Kitchen/Dining Room. Upstairs the main Bedroom offers an En-suite Shower Room, 3 further spacious Bedrooms, family Bathroom. Private landscaped rear Garden. Great location close to Shrewsbury and Oswestry.



16 Fenham Drive, Nesscliffe, Shrewsbury, Shropshire, SY4 1FG

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

Entrance Storm Porch, double glazed composite entrance door.

Entrance Hall

Wall mounted heater, tiled flooring, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with white wash basin and WC, tiled flooring extractor, double glazed window to the front.

Living Room 16' 5" x 10' 8" (5.00m x 3.25m)

Inglenook style fireplace with oak beam and exposed brickwork, gas fronted wood stove set to slate hearth, attractive wood effect tile flooring, wall mounted heater, double glazed window to the front enjoying views towards Nesscliffe Hill.

Large 'L' Shape Kitchen/Dining Room 23' 0" x 8' 10" min 12' 8" max (7.01m x 3.86m/2.69m)

Tiled flooring. The Kitchen Area is fitted with and excellent range of units to 2 wall areas, laminated work tops, glazed 1 1/2 bowl sink unit. Integrated electric oven and hob with tiled splash back and filter hood over and dishwasher, ample space for further appliances. Large double glazed window overlook rear garden with view over adjoining fields, double glazed French doors provide access to garden, 2 wall mounted heaters, deep under stairs storage cupboard.

Utility Room

Laminated work top, eye level wall cupboard, tiled flooring, plumbing for washing machine, space for further appliance, double glazed door to the side.

First Floor Landing

Access to loft space.

Bedroom 1 10' 9" x 10' 8" (3.27m x 3.25m)

Wall mounted electric heater, built in double wardrobe, built in airing cupboard, double glazed window to the front.

En-suite Shower Room

Fully tiled shower cubicle with sliding door, wash basin, WC, half tiled wall, heated towel rail, extractor, tiled flooring, shaver socket.

Bedroom 2 11' 0" x 8' 7" (3.35m x 2.61m)

Wall mounted heater, double glazed window to the front, built in double wardrobe with sliding doors.

Bedroom 3 9' 1" x 9' 11" max (2.77m x 3.02m)

Wall mounted heater, built in double wardrobe with sliding doors, double glazed window to the rear enjoying views over garden and adjoining fields towards the Breidden Hills.

Bedroom 4 10' 2" x 6' 8" (3.10m x 2.03m)

Wall mounted heater, double glazed window enjoying similar views to Bedroom 3.

Main Bathroom

Fitted with white 3 piece suite including bath with mixer tap and shower attachment, wash basin and WC. Fully tiled to bath walls and half tiled to further wall area, heated towel rail, shaver socket, extractor, tiled flooring, double glazed rear window.

Outside - Front

Open plan front garden which is laid to lawn with herring bone brick paved driveway to the side provides ample parking, slate borders and gated access to the side.

Rear Garden

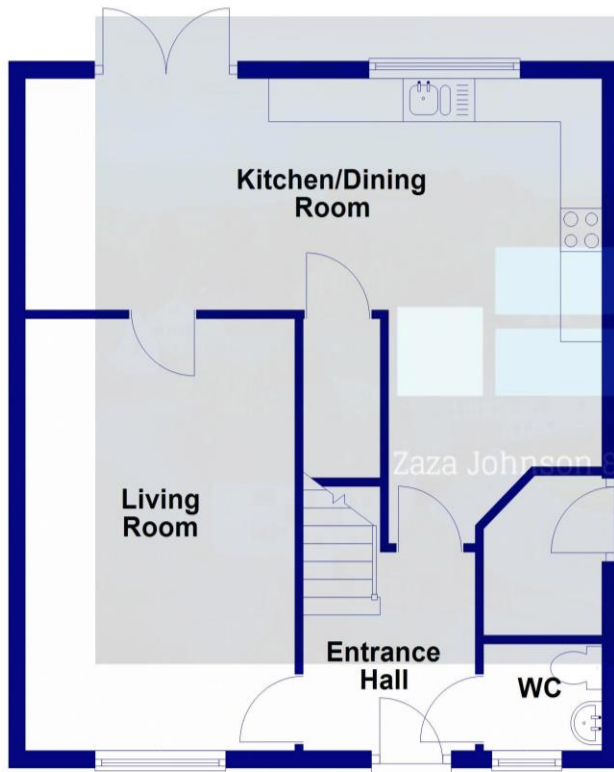
A real feature of the property is the privacy the rear garden enjoys, enclosed by boarded timber fencing and bordered by fields to the rear. Approached onto a paved patio with central main area of garden laid to lawn with raised timber decking/entertaining area to the left hand side. To the right hand side of the lawn are raised vegetable beds, greenhouse and timber Summer House/Office.

Council Tax Band E

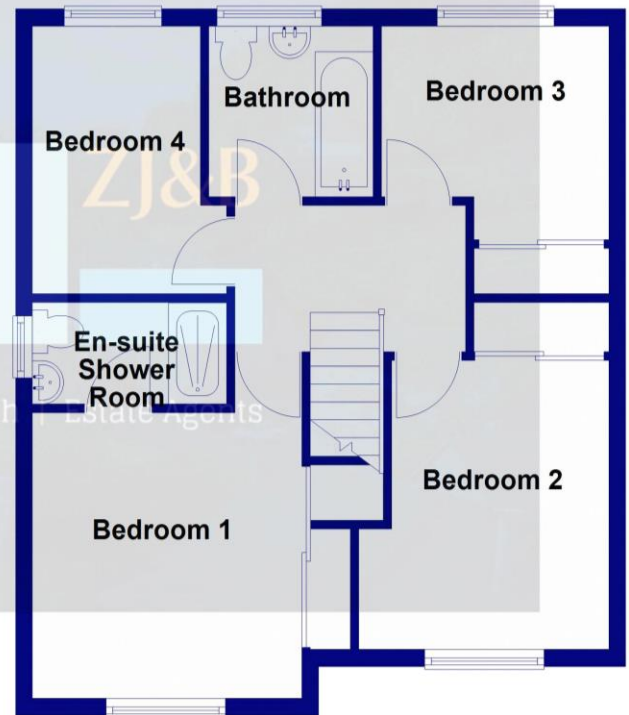
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



16 Fenham Drive, Nesscliffe

FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

16 FENHAM DRIVE NESSCLIFFE SY4 1FG	Energy rating	Valid until:	5 October 2030
	B	Certificate number:	9390-2745-7000-2400-0051

Property type Detached house

Total floor area 76 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) (<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 B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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