



Zaza Johnson & Bath
Estate Agents

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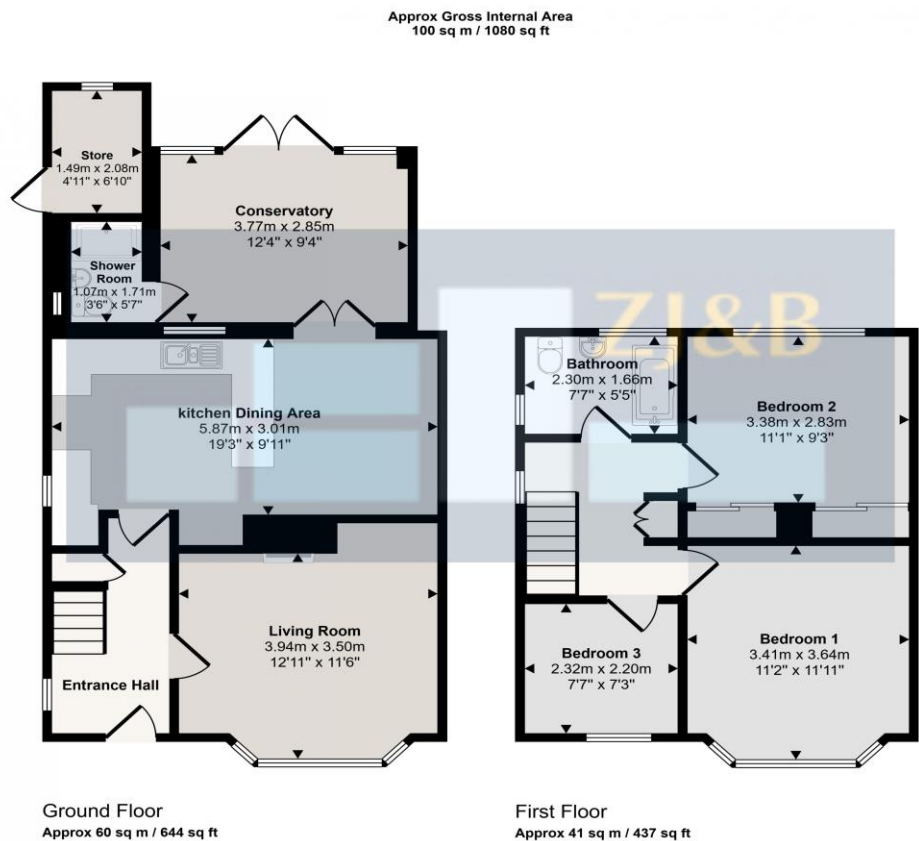
**33 Comet Drive, Ditherington,
Shrewsbury, Shropshire, SY1 4AY**

Offers in the Region Of £245,000

**A thoughtfully improved 3 -bedroom semi -detached home
which provides generous living space across two floors.**



Beautifully renovated throughout, this impressive extended three-bedroom semi-detached home offers spacious and stylish accommodation, making it an excellent choice for first-time buyers, couples or a young family. The property has been thoughtfully improved by the current owners and provides generous living space across two floors. The accommodation comprises an entrance hall, comfortable living room and a superb open-plan kitchen/dining room providing a fantastic space for everyday family life and entertaining. A conservatory has been cleverly transformed into an internal bar and entertaining area, adding a unique feature to the home. There is also the added benefit of a ground-floor shower room. To the first floor, the landing provides access to three well-proportioned bedrooms together with the family bathroom. Outside, the property stands within a good-sized plot, with a particularly generous and private rear garden offering plenty of space for children, entertaining and outdoor seating. The property is conveniently positioned in the Ditherington area of Shrewsbury, with a good selection of everyday amenities nearby and convenient access into Shrewsbury town centre. Shrewsbury railway station is approximately a mile from the wider Ditherington area, while local primary schools and shops are also within easy reach. Further benefits include gas central heating, double glazing and no upward chain.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

33, Comet Drive SHREWSBURY SY1 4AY	Energy rating C	Valid until: 6 September 2026 Certificate number: 8496-7721-1750-0926-3902
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Property type

Semi-detached house

Total floor area

77 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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

Council Tax Band B

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