



**Zaza Johnson & Bath**  
Estate Agents

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## **10 Whitecroft Road, Reabrook, Shrewsbury, Shropshire, SY3 7TJ**

### **Offers in the Region Of £229,995**

A neat 3 bedroom semi detached house located in a popular part of Shrewsbury. Enjoying an attractive private garden, driveway and garage, inside, accommodation provides: Hall, great family kitchen/dining room ( 24' in length), Kitchen, 3 well balanced bedrooms, bathroom. GCH, DG. Excellent transport links and close to a range of useful facilities. Also convenient for the town centre.



**10 Whitecroft Road, Reabrook, Shrewsbury, Shropshire, SY3 7TJ      Ref: 4818**

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**

Double glazed entrance door with side window.

**Enclosed Porch**

Radiator.

**Living/Dining Room** 24' 2" x 17' 3" max 8' 5" min (7.36m x 5.25m/2.56m)

**Living Area**

Radiator, under stairs storage cupboard, large double glazed window to the front, large square opening to Dining Area, staircase leads to First Floor Landing.

**Dining Area**

Radiator, wood style laminate flooring, double glazed sliding patio doors lead to delightful, private, rear garden.

**Kitchen** 9' 2" x 8' 5" (2.79m x 2.56m)

Attractively fitted with white gloss fronted units with laminated work tops, inset sink unit, tiled surround to work areas, filter hood, double glazed door and window overlook private rear garden.

**First Floor Landing**

Access to loft space, built in airing cupboard housing gas fired central heating boiler.

**Bedroom 1** 12' 1" x 11' 2" (3.68m x 3.40m)

Radiator, double glazed window overlooking rear garden.

**Bedroom 2** 11' 8" x 8' 7" (3.55m x 2.61m)

Radiator, double glazed window to the front.

**Bedroom m3** 8' 5" x 7' 1" (2.56m x 2.16m)

Radiator, double glazed window to the front.

**Bathroom**

Fully tiled walls land fitted with white 3 piece suite including bath with electric shower unit over and folding screen, wash basin, WC, double glazed window to the rear.

**Outside - Front**

Approached over a double width driveway providing parking and access to Garage. Driveway is flanked to lawn with shrub borders.

**Rear Garden**

A most attractive rear garden enclosed by hedging and fencing with high level wall to the rear boundary offering great privacy. Approached onto a large paved patio with raised beds. Lawn beyond with rockeries to 2 corners and selection of shrubs.

**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.

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



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

10 Whitecroft Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

10 Whitecroft Road  
SHREWSBURY  
SY3 7TJ

Energy rating  
**C**

Valid until: 15 May 2034  
Certificate number: 0300-2265-7350-2094-0811

Property type

Semi-detached house

Total floor area

80 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 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.

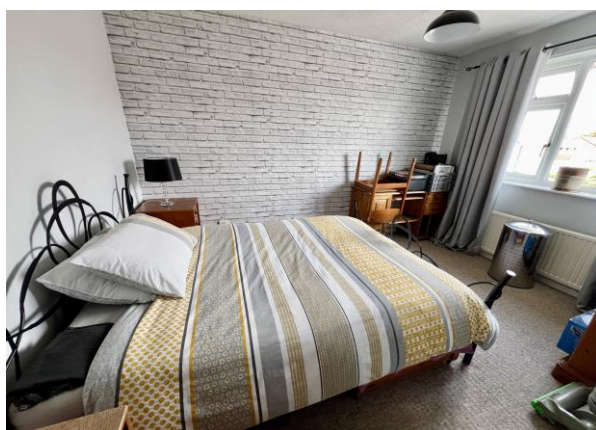
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

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

T1 C

87 B





### **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**