



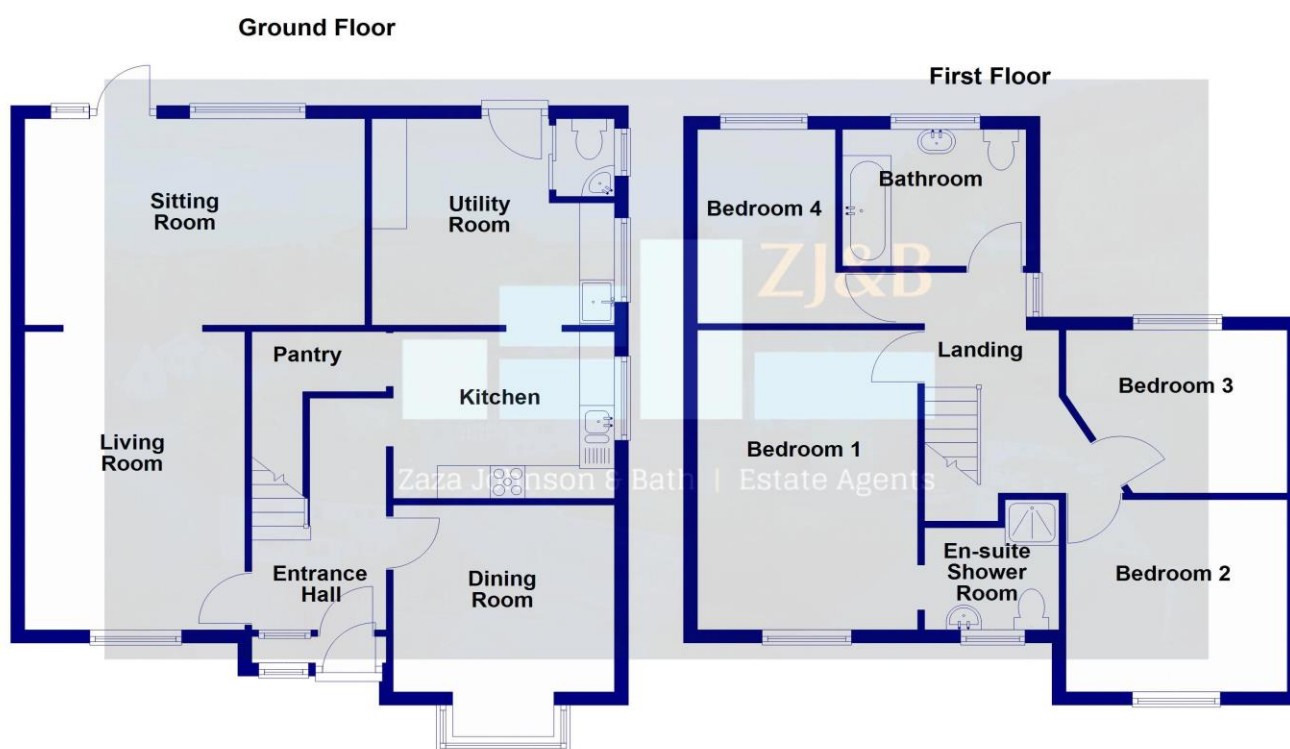
Druids Lodge, Spring Gardens, Shrewsbury, Shropshire, SY1 2TE

£350,000

A 4-bedroom detached house, well located for the town centre and train station. also providing a good rental income on Airbnb and Booking.com.



This rare, splendid 4-bedroom detached house is centrally located for the town centre and train station. Offering ample driveway parking and a private garden, the surprisingly spacious accommodation is full of character, including an Enclosed Porch, Entrance Hall, Living Room, Sitting Room, Dining Room, Kitchen with a large walk-in pantry, large Utility Room, Ground Floor WC. Upstairs, the main bedroom offers an En-suite Shower Room, and there are 3 further large Bedrooms and a luxurious Main Bathroom. Useful Workshop and Store, GCH, DG. The property is also set up as a whole-house rental on Airbnb and Booking.com with excellent reviews and ratings. The average Airbnb income is around £3,100 per month. The house is fitted with smoke alarms, has a gas check certificate and has central heating which can be controlled remotely using a Hive app. It also has a lockable utility room. The property is fully kitted out as a usable home, with furniture, white goods, kitchen utensils etc, all of which could be negotiated into the price.



Druids Lodge, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

Druids Lodge Spring Gardens SHREWSBURY SY1 2TE	Energy rating	Valid until:	13 October 2032
	D	Certificate number:	9615-2102-2002-0200-7996

Property type	Detached house
Total floor area	113 square metres

Rules on letting this property

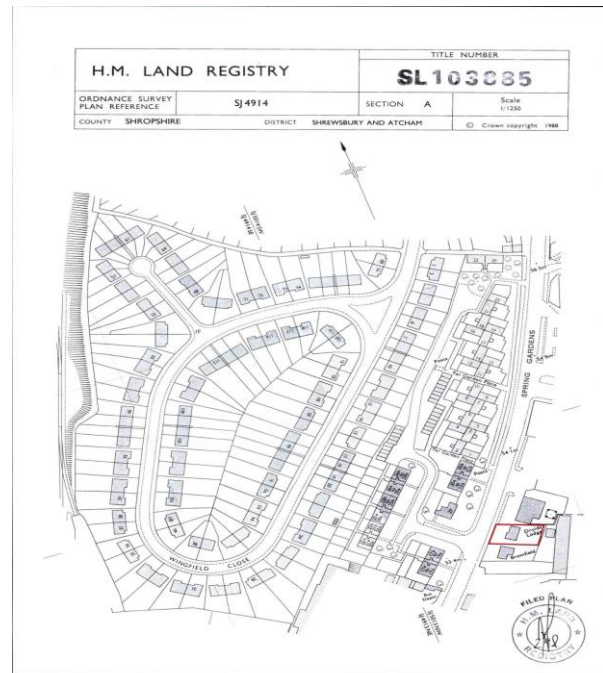
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

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



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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**

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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