ZJ&B
Zaza Johnson & Bath
Estate Agents

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29 Priory Ridge, Radbrook, Shrewsbury, Shropshire, SY3 9EH

£440,000

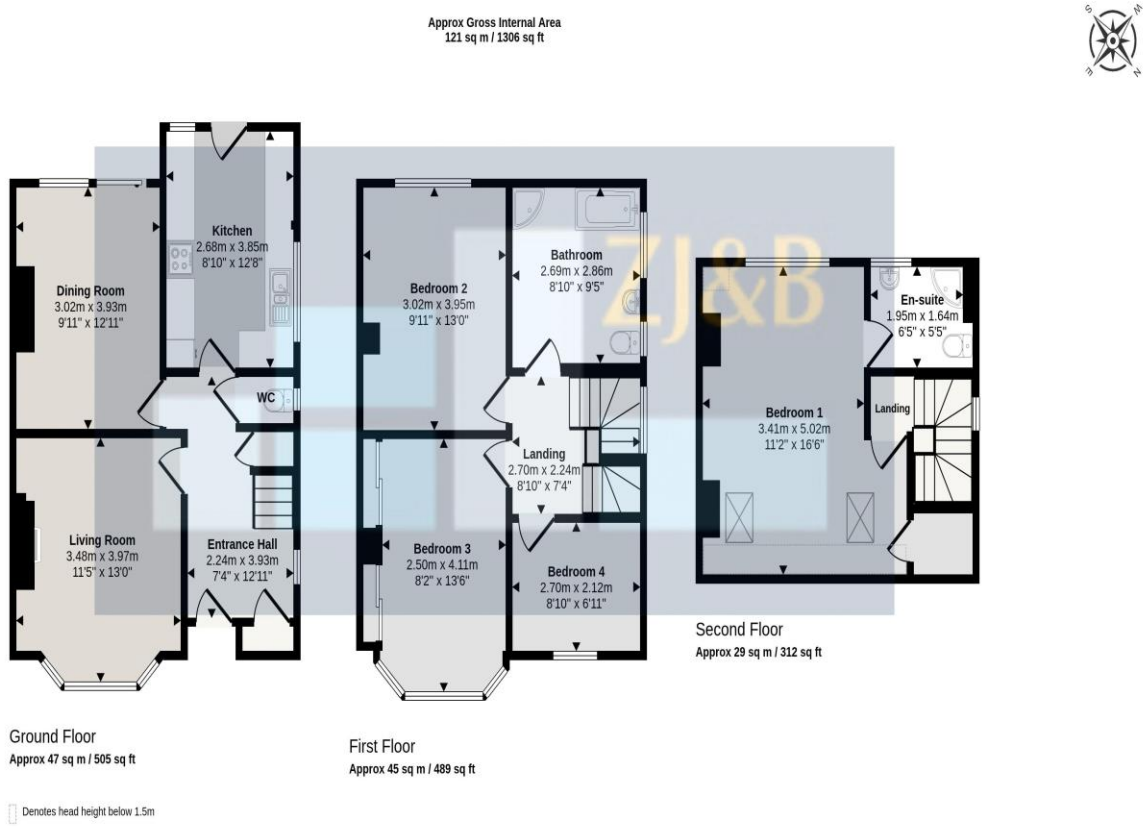
A beautiful, traditional, semi-detached home with one of the best loft conversions we have seen, providing fantastic 4-bedroom accommodation.







The property enjoys an elevated position on one of Shrewsbury's premier residential roads, with a range of well-respected schools on the doorstep. This beautiful, traditional, semi-detached home has been treated to one of the best loft conversions we have seen and now provides fantastic 4-bedroom accommodation and being sold with no upward chain. The period features offer a wealth of exposed timbers, while the modern elements include a fabulous en-suite shower room to the main bedroom and a modern Hive gas central heating system. A recessed porch leads to the entrance hall with a large cloaks' cupboard, understairs store cupboard and WC. The living room at the front of the property has a walk-in bay window, a gas coal-effect stove, and enjoys a pleasing aspect. The dining room, to the rear, has patio doors leading onto the garden. The kitchen is larger than average for its type, and provides wooden fronted units to 3 walls, tiled flooring and a door to the rear garden. A staircase, from the hall, leads to the first-floor landing where you can fully appreciate the warmth of the exposed floorboards and doors. There are 2 double bedrooms on this floor; the first to the front has built-in wardrobes and a walk-in bay window. The second double bedroom overlooks the rear garden, and there is a good-sized single room. The bathroom is an excellent size, comfortably fitting a 4-piece suite including a shower cubicle. From the landing, a cleverly designed staircase leads to the second floor where the main bedroom will be found, with 2 skylights and a further window enjoying fine open views towards the South Shropshire Hills. This is an exceptional room with storage and a contemporary en-suite shower room. Outside, a wide driveway to the front provides ample parking and access to a detached garage. The good-sized front garden is laid to lawn with borders and gated access to the side where there is a useful patio and storage area. The southwest rear garden is fully enclosed and provides a patio, lawns with raised beds and borders, and an ornamental pool to the rear boundary, and, typically of a house this age, offers excellent privacy. We thoroughly recommend arranging a viewing.



FLOOR PLANS FOR GUIDANCE ONLY







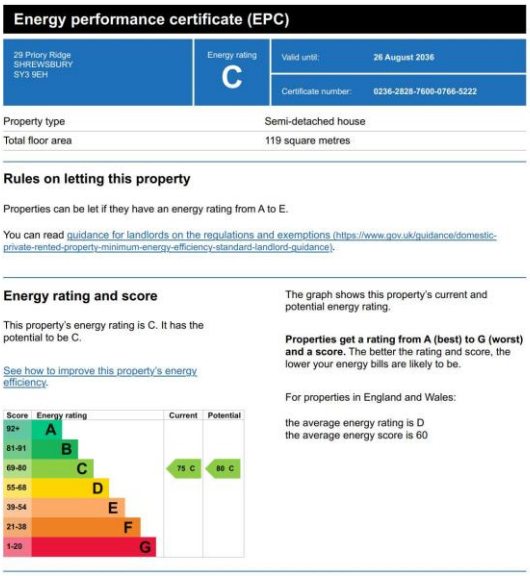












Energy performance certificate (EPC)

29 Priory Ridge
SHREWSBURY
SY3 9EH

Energy rating: **C**

Valid until: **26 August 2036**

Certificate number: **0236-2828-7600-0766-5222**

Property type	Semi-detached house
Total floor area	119 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 C.

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 C

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