



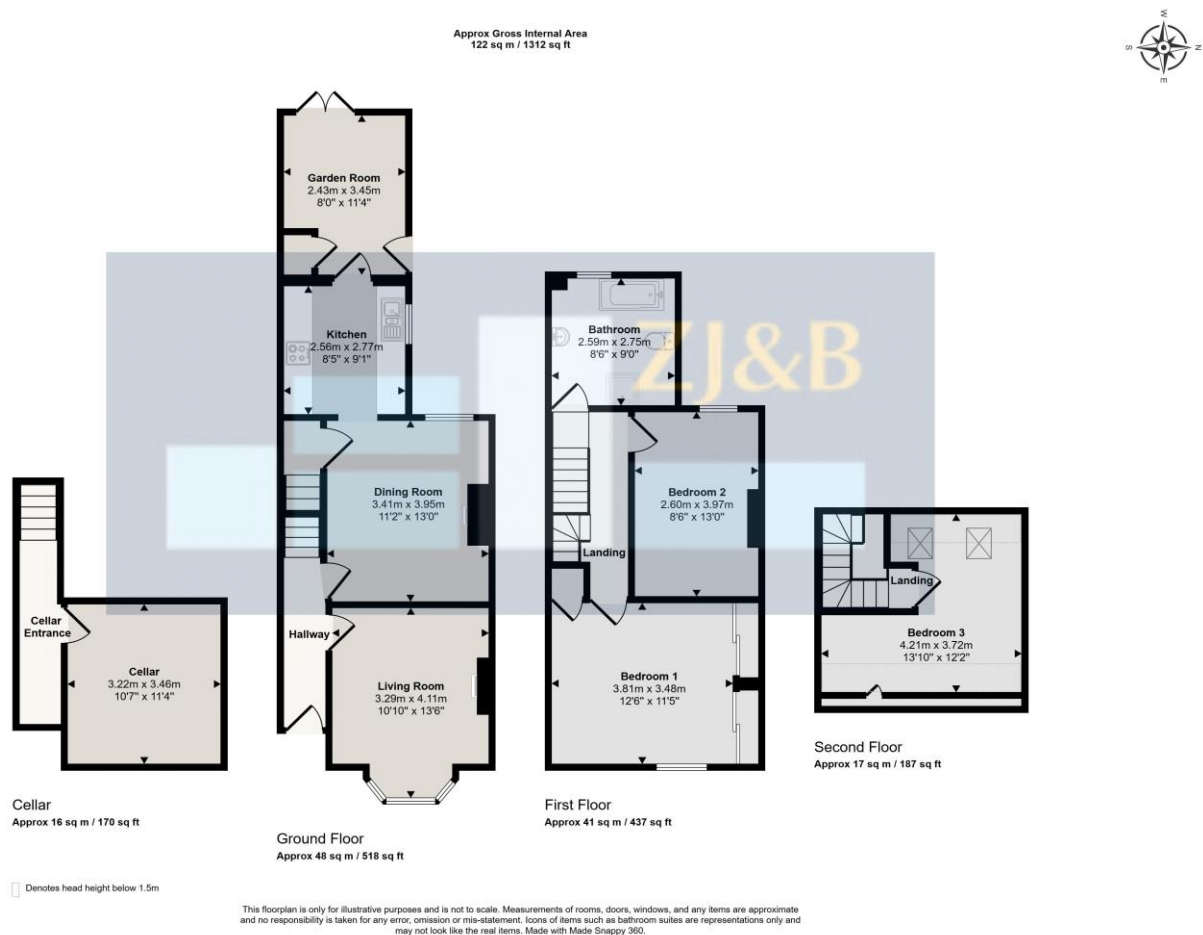
33 Percy Street, Greenfields, Shrewsbury, Shropshire, SY1 2QQ

£315,000

**A well-presented, deceptively spacious, comfortable home,
with a beautiful, enclosed rear garden.**



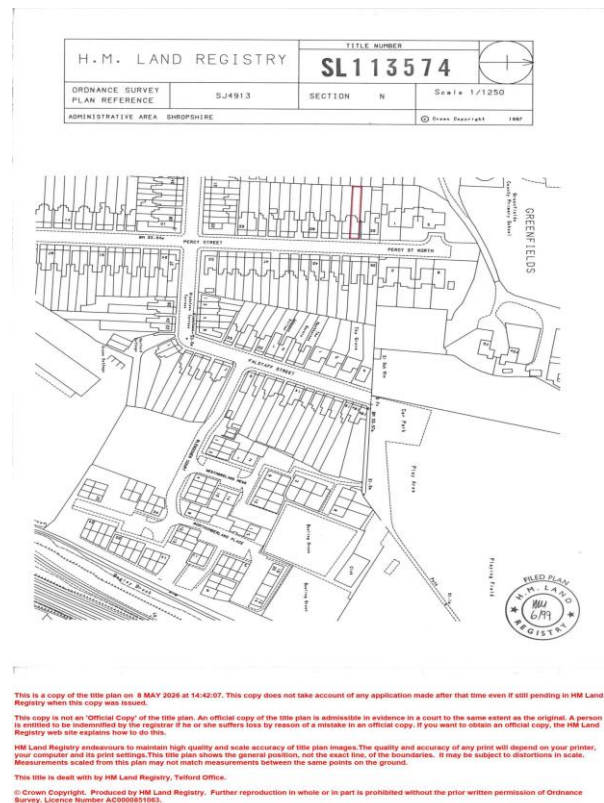
This well-presented, deceptively spacious home provides comfortable accommodation throughout and has a well-maintained, attractive rear garden with apple trees and a range of soft fruit plant. The property is warmed by gas central heating and the accommodation includes an entrance hall with attractive period tile flooring, a living room with a coal effect gas fire and a walk-in bay window to the front, a dining room with wood burner, a well-fitted kitchen, a garden room with French doors leading into a lovely rear garden. There is the additional benefit of a useful cellar with generous ceiling height, offering potential for conversion into an extra room. On the first floor are two good-sized bedrooms and a well-appointed bathroom. There is a third bedroom on the second floor, which has lovely rooftop views. Greenfields is a popular, quite location with a network of cul-de-sacs, a local primary school close by and local recreation ground, local shop, takeaway and hairdresser, and within easy walking distance of the town centre, railway and bus stations. Although the property is terraced, it benefits from not being joined at ground floor level on one side, having a covered passage which affords side access to the back garden for bins etc. We would recommend an early viewing of this much-loved home.



FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																		
33 Percy Street SHREWSBURY SY1 2QG	Energy rating D	Valid until: 19 June 2036																																
		Certificate number: 5436-4625-1600-0958-3292																																
Property type		Mid-terrace house																																
Total floor area		87 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 D. It has the potential to be C.																																		
See how to improve this property's energy efficiency .																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>65 D</td> <td>77 C</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	65 D	77 C	39-54	E			21-38	F			1-20	G			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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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