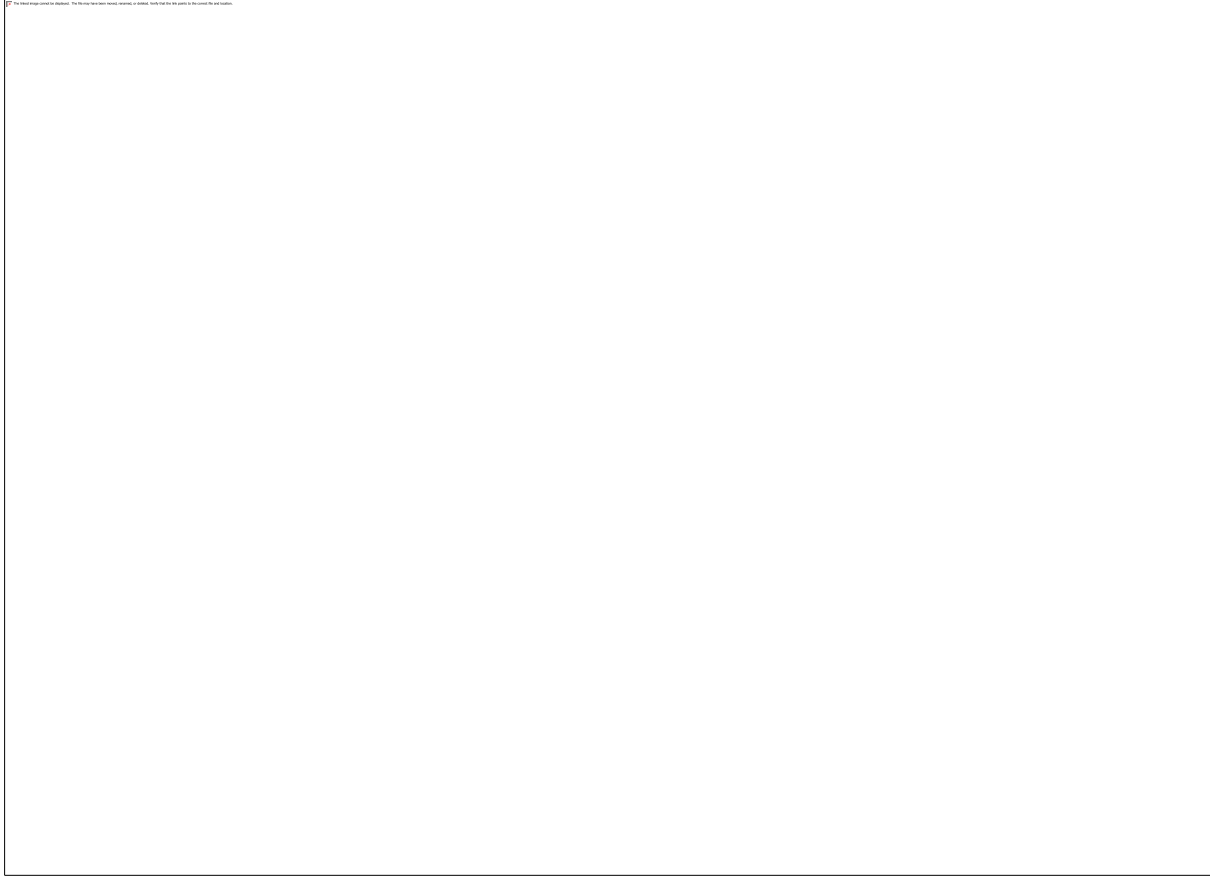




Zaza Johnson & Bath
Estate Agents

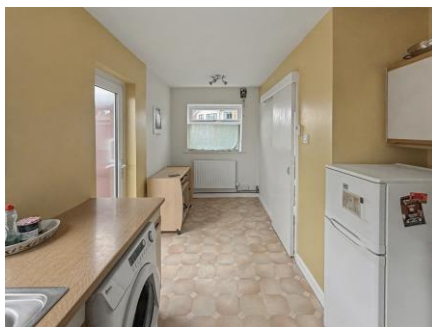
41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



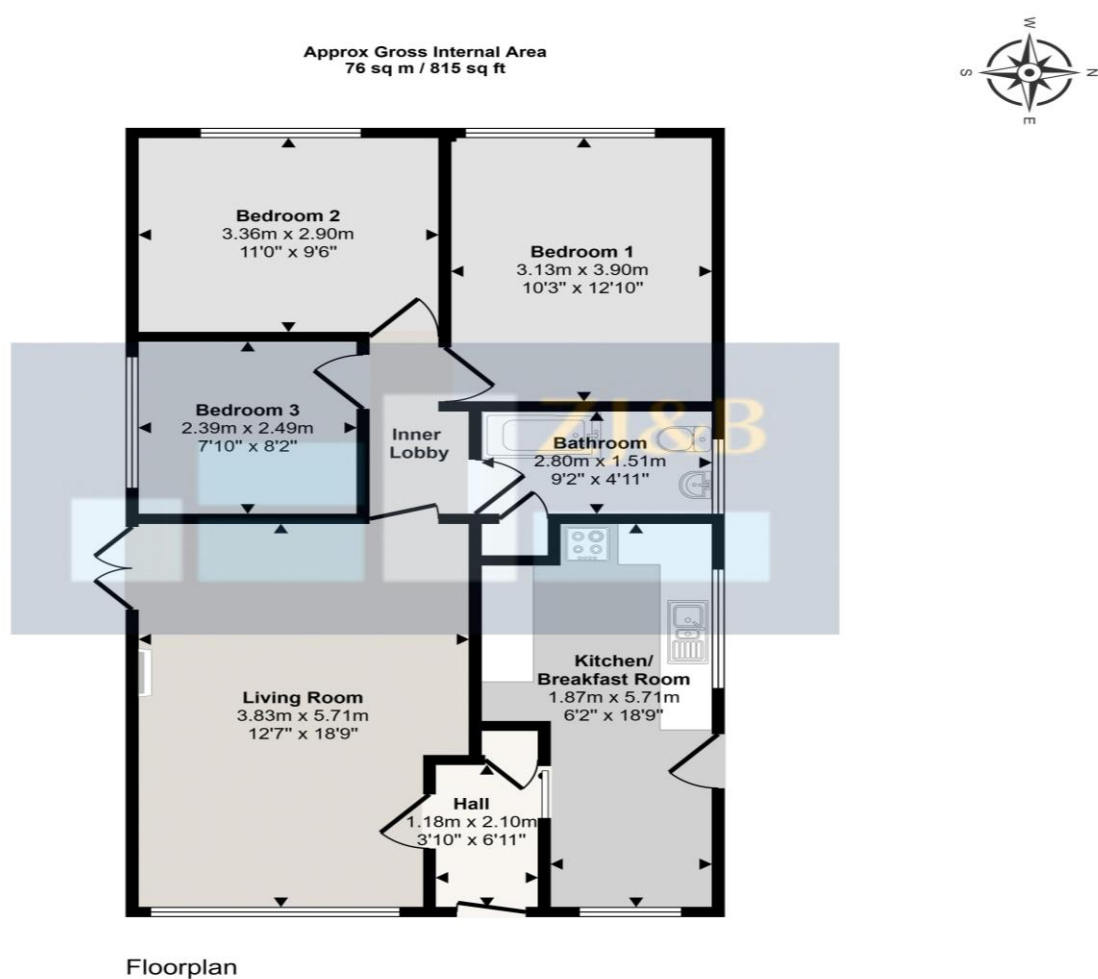
92 Highfields, Shrewsbury, Shropshire, SY2 5PJ

£350,000

**A detached 3-bedroom bungalow in the popular Highfields area,
enjoying a particularly large plot**



Detached, 3-bedroom bungalows are rarely brought to the market in the very popular Highfields area. This is a fine, authentic example and enjoys a particularly large plot. The accommodation begins with a central Hall, to the left of which is a Living Room with engineered oak flooring and a wood-burning stove with French doors leading into the garden. To the right of the Hall is a spacious Kitchen with a generous Breakfast Area. An Inner Hall leads from the Living Room, which provides access to 2 large double Bedrooms and a generous single Bedroom, along with the Bathroom. The property enjoys a wide gravel Driveway with ample parking and Garage. The property also offers gas central heating and double glazing.

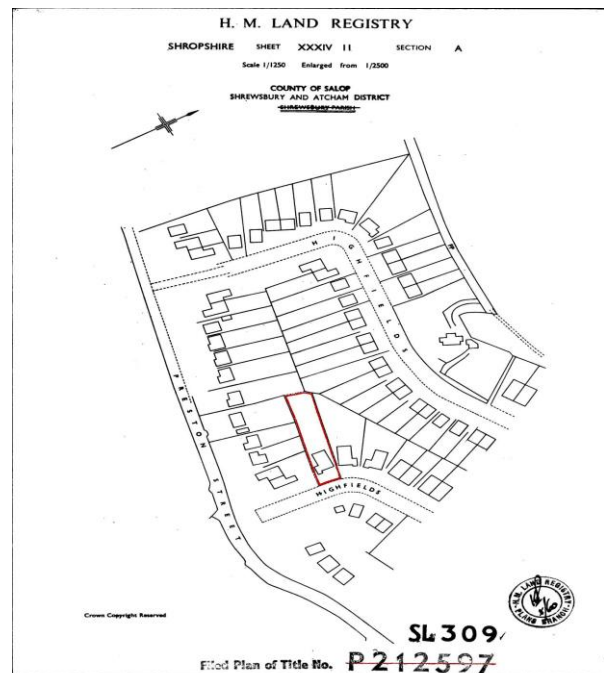


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																			
92 Highfields SHREWSBURY SY2 5PU	Energy rating	Valid until:	11 May 2036																																
	C	Certificate number:	5336-2325-4600-0479-2292																																
Property type		Detached bungalow																																	
Total floor area		72 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																																			
The graph shows this property's current and potential energy rating.																																			
This property's energy rating is C. 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>69 C</td> <td>77 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></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	69 C	77 C	55-68	D			39-54	E			21-38	F			1-20	G		
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<p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																			



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Council Tax Band C

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

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