



**17 Chaffinch Way,
Shrewsbury, Shropshire, SY1 4TR**

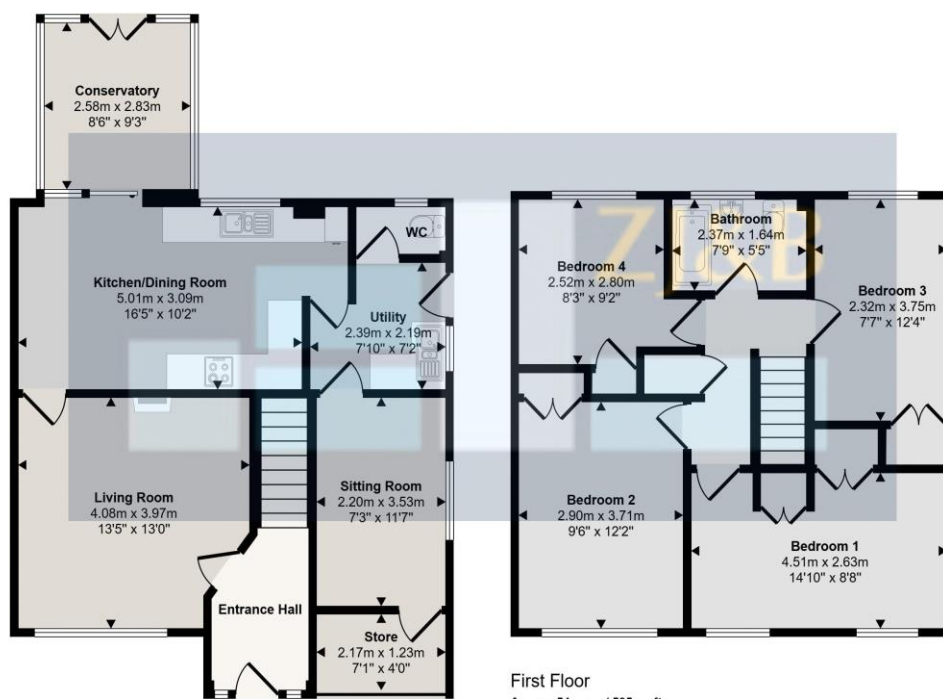
Offers in the Region Of £330,000

A beautifully presented, extended four-bedroom semi-detached house



A beautifully presented, extended four-bedroom semi-detached house in a desirable Sundorne location. Upon entering, you're welcomed by a spacious entrance hall leading to a large living room. The open-plan kitchen diner and conservatory to the rear offer a fantastic space for family living. Further accommodation includes a utility room with a downstairs WC. The original garage space has been converted into a sitting room with a useful store to the front of the property. On the first floor, you'll find four good-sized bedrooms and the family bathroom. To the rear, the private garden is a real highlight, with a patio area, a lawn, and a purpose-built decked bar area perfect for entertaining. The property also benefits from a driveway to the front providing ample parking space. Located in the sought-after area of Sundorne, the property is conveniently positioned for access to the A5 and links to the M54, making commuting a breeze.

Approx Gross Internal Area
120 sq m / 1288 sq ft



Ground Floor
Approx 65 sq m / 703 sq ft

First Floor
Approx 54 sq m / 585 sq ft

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)

17, Chaffinch Way SHREWSBURY SY1 4TR	Energy rating	Valid until:	9 February 2027
	D	Certificate number:	8233-6322-7270-1160-1992

Property type	Semi-detached house
Total floor area	115 square metres

Rules on letting this property

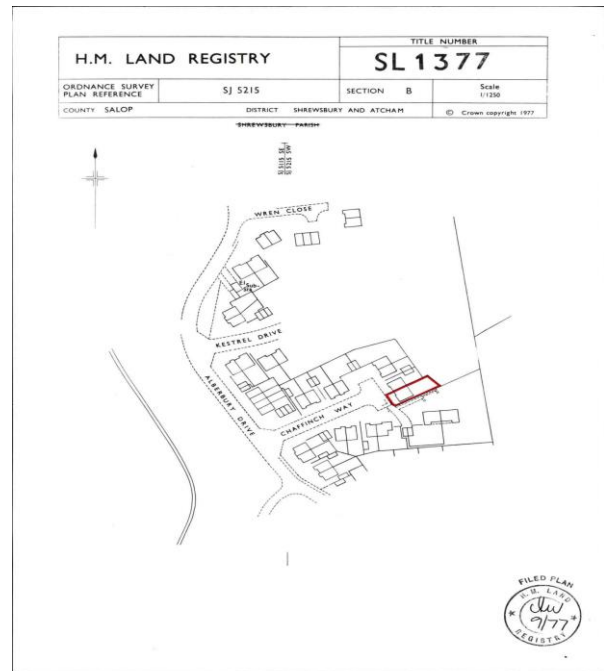
Properties can be let if they have an energy rating from A to E.

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 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**

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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

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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