



12 Featherbed Lane, Sundorne, Shrewsbury, Shropshire, SY1 4NN

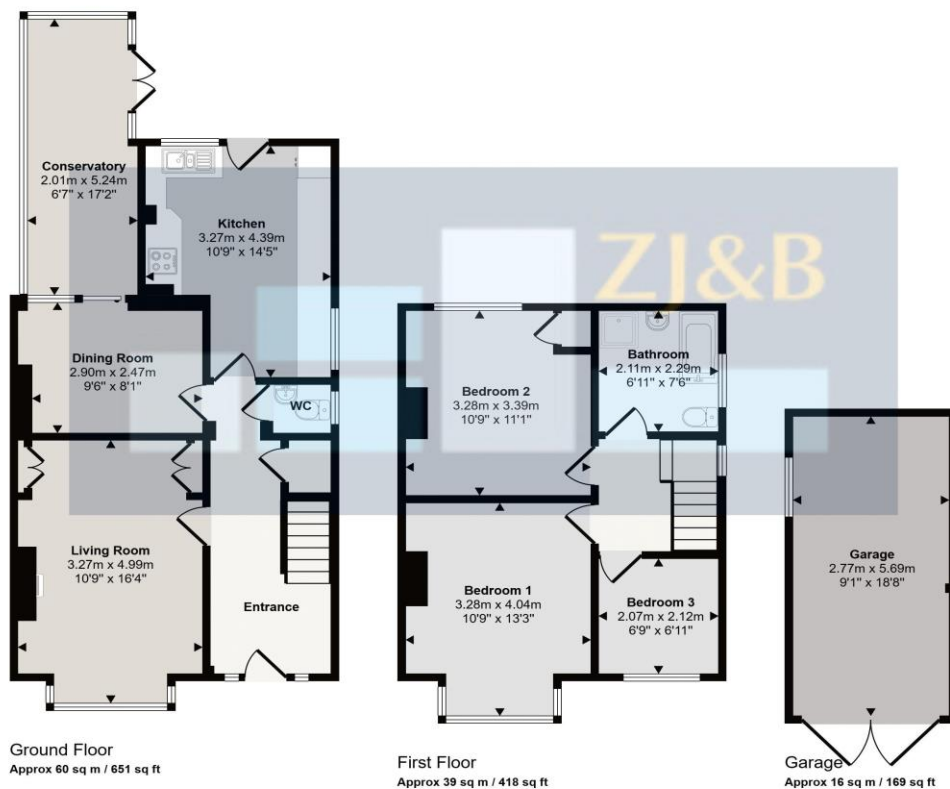
Offers in the Region Of £275,000

A large, spacious three-bedroom semi-detached house, on a generous plot



A large, spacious three-bedroom semi-detached house, set on a generous plot. The accommodation comprises a welcoming entrance hall with access to a downstairs WC, a large open-plan living room, a separate dining room, a good-sized kitchen, and a bright conservatory. Upstairs, there are three bedrooms, two double bedrooms and one single and a four-piece family bathroom suite. To the rear, you'll find a large garden, mostly laid to lawn, with a patio area. To the front, there is a gravelled driveway offering ample parking and a large lawn area. The property also benefits from a garage, providing additional storage or parking. Located in the sought-after Sundorne area, the home is close to local schools, shops, and is just a short drive from Shrewsbury town centre.

Approx Gross Internal Area
115 sq m / 1239 sq ft

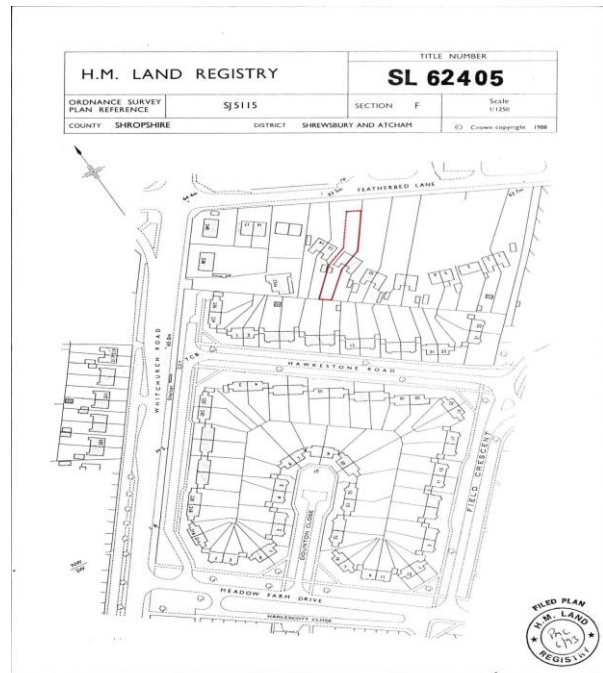


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																		
12 Featherbed Lane SHREWSBURY SY1 4JN	Energy rating D	Valid until: 8 April 2036																																
		Certificate number: 0000-8982-0822-1600-3463																																
Property type	Semi-detached house																																	
Total floor area	91 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.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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																																
<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>61 D</td> <td>79 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	61 D	79 C	39-54	E			21-38	F			1-20	G				
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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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