ZJ&B
Zaza Johnson & Bath
Estate Agents

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# 22 Nether Way, Radbrook, Shrewsbury, Shropshire, SY3 6DD

## £270,000

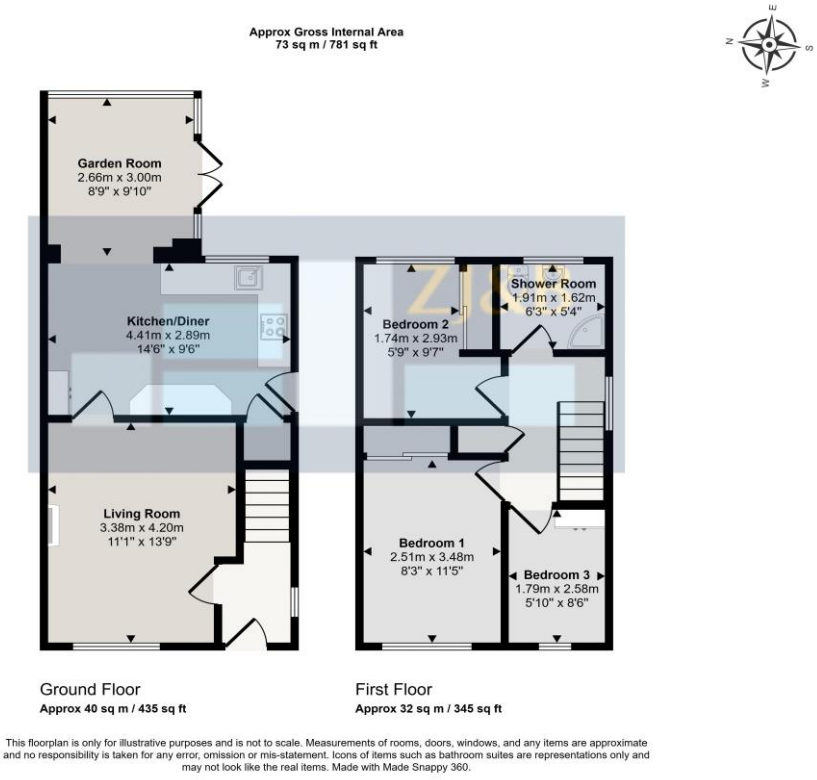
**An impressive 3-bedroom semi-detached home in a sought-after development with excellent local amenities.**







Having been refurbished and presented to an excellent standard, this impressive three-bedroom semi-detached home occupies a favoured cul-de-sac position within one of the town's most popular residential developments. With a range of shops, schools and other local amenities close at hand, this beautifully presented property is sure to attract considerable interest. The property benefits from gas-fired central heating, double glazing and well-proportioned accommodation, complemented by an attractive enclosed rear garden, driveway parking and a useful external storage area. The accommodation briefly comprises an entrance hall, spacious living room, well-appointed kitchen/dining room, conservatory/garden room, three bedrooms and a contemporary shower room. The entrance hall provides access to the generous living room, which features an attractive polished stone fireplace, creating an appealing focal point. The kitchen/dining room is particularly well equipped, offering an excellent range of fitted units and work surfaces, together with a selection of integrated appliances, including an under-counter fridge and freezer, dishwasher, oven and hob. A wide opening leads through to the conservatory/garden room, which benefits from a solid roof and doors opening directly onto the rear garden, creating an ideal space for relaxing and entertaining. On the first floor, the landing features an attractive glass balustrade and provides access to three bedrooms. Both double bedrooms benefit from fitted wardrobes, while the good-sized single bedroom has also served as a home office, offering flexibility to suit a variety of needs. The shower room has been fully refitted with a contemporary three-piece suite. Externally, the front garden is laid to lawn, with a driveway alongside providing off-road parking. A substantial and particularly useful storage area is situated to the side of the property. The enclosed rear garden has been thoughtfully designed to provide an attractive outdoor space, ideal for entertaining and family enjoyment. Patio areas offer ample space for outdoor seating and dining, with a built-in barbecue providing an excellent feature for summer gatherings. Beyond the patio, a lawn is complemented by a variety of established beds and borders. Early viewing is highly recommended to fully appreciate the quality of presentation, versatile accommodation and attractive garden this excellent home has to offer.




FLOOR PLANS FOR GUIDANCE ONLY







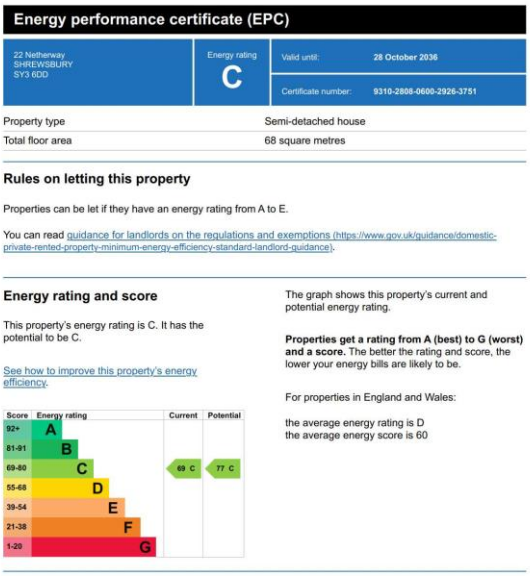












**Energy performance certificate (EPC)**

22 Netherway
SHREWSBURY
SY3 6DD

Energy rating: **C**

Valid until: 28 October 2036

Certificate number: 9310-2808-0600-2926-3751

| | |
|---|---|
| Property type | Semi-detached house |
| Total floor area | 68 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.

| 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 | | |

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

**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**