



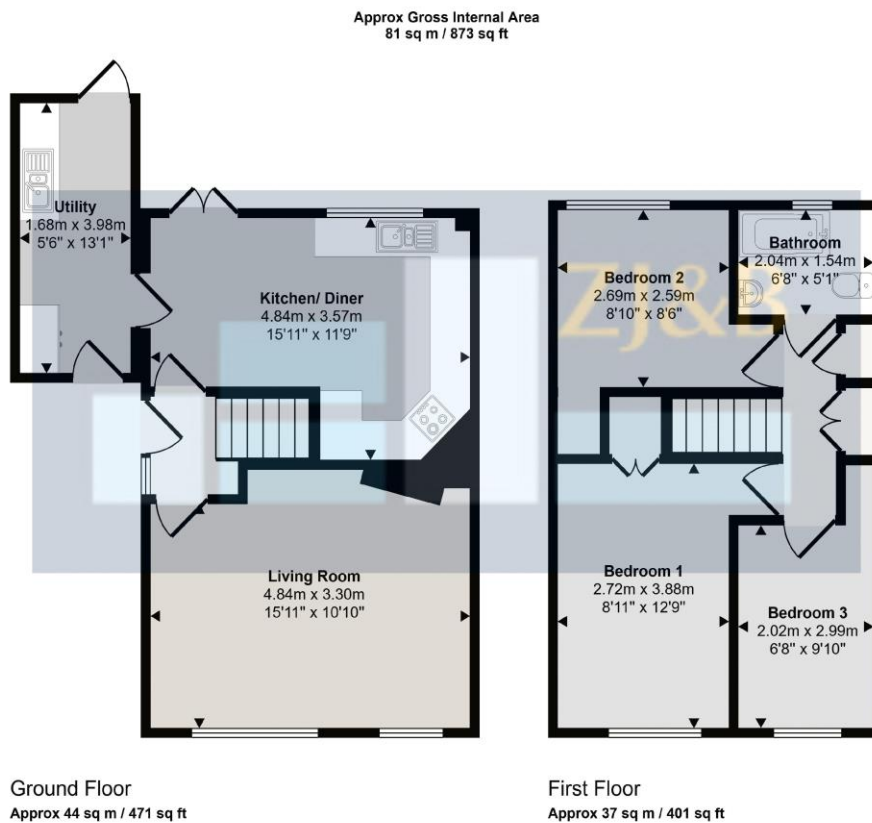
16 Woodcote Way, Shrewsbury, Shropshire, SY2 5SJ

£230,000

An immaculate three bedroom semi detached property, with large driveway, well maintained rear garden and on a desirable plot.

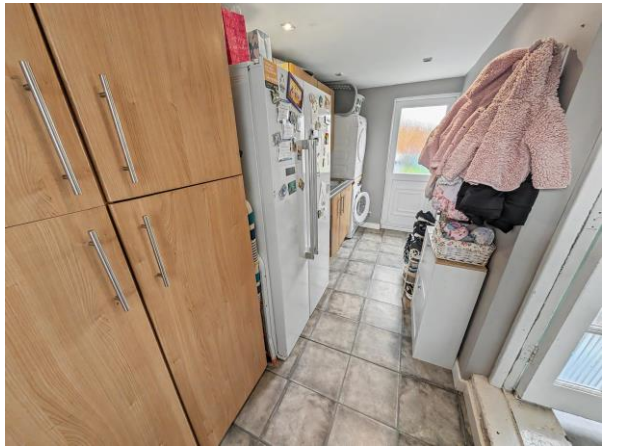


Situated within easy reach of a range of local amenities, this well-presented three-bedroom semi-detached property offers spacious and practical accommodation throughout, making it an excellent opportunity for a variety of purchasers. The property benefits from a large driveway, providing ample off-road parking for multiple vehicles, together with a good-sized, well-maintained rear garden that offers an attractive outdoor space. The accommodation briefly comprises an entrance hall, a comfortable living room, a well-appointed kitchen, and a useful utility room. To the first floor are three good-sized bedrooms and a family bathroom. Externally, the property enjoys generous parking to the front and a well-kept rear garden that has been thoughtfully maintained. Conveniently located close to local shops, schools, and everyday amenities, this property is expected to attract strong interest.



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)																																			
16, Woodcote Way SHREWSBURY SY2 5SU		Energy rating D	Valid until: 28 November 2028																																
		Certificate number: 8558-7729-6759-3131-0926																																	
Property type		Semi-detached house																																	
Total floor area		73 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 D. It has the potential to be B.																																			
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>84 B</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	84 B	39-54	E			21-38	F			1-20	G		
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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

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