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Estate Agents

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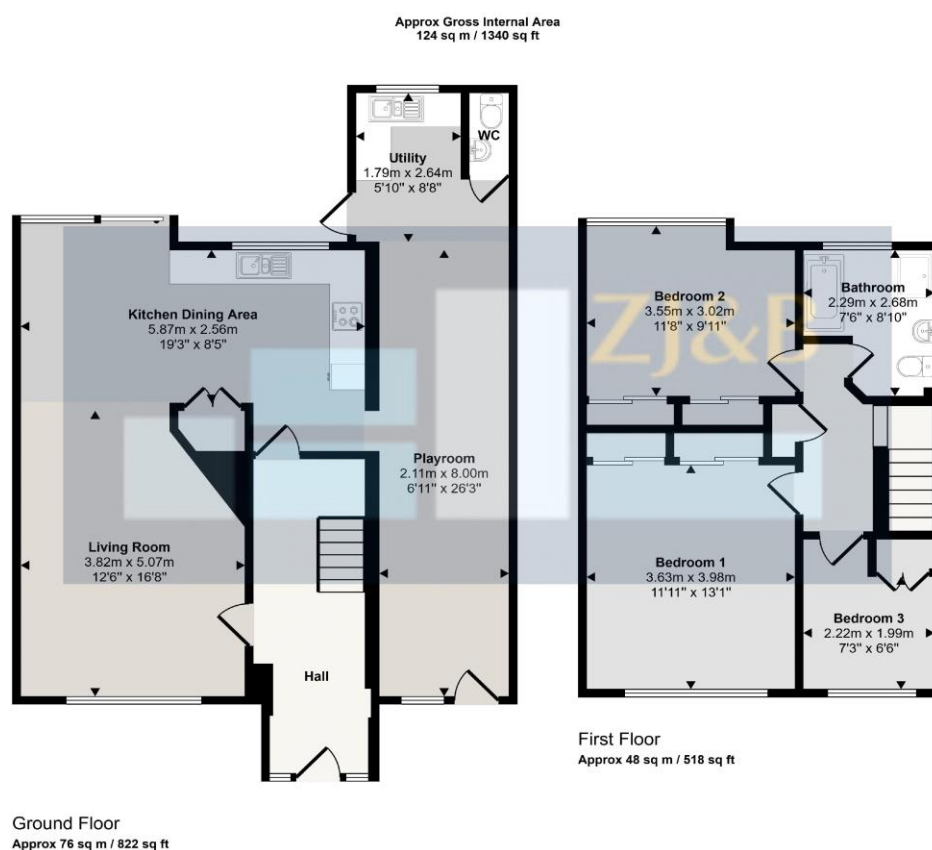
**33 Stokesay Avenue, Heath Farm,
Shrewsbury, Shropshire, SY1 3EU**

£280,000

**An impressive 3-bedroom semi-detached house
which has been fully renovated by the present owners.**



A viewing is essential to fully appreciate the transformation that the present owners have made to this impressive 3-bedroom semi-detached house. Since purchase, they have carried out a full renovation of the property which is sure to be of appeal to a range of purchasers. Starting with the spacious entrance which leads to the living room where the owners have cleverly opened through to a beautiful open plan dining area leading to the kitchen. The kitchen has been fully refitted with a range of units, including a capacious larder. Integrated appliances include a microwave, oven, hob and hood. The kitchen opens into a fantastic playroom, with a useful utility and WC completing the ground floor. Upstairs, the main bedroom offers a range of fitted wardrobes, the second double bedroom overlooks the garden and there is a decent sized third bedroom. The bathroom has also been fully refurbished and offers a full 4 piece suite with both bath and shower. Outside, the front garden is lawned with a double length driveway to the side. The rear garden is a delight for children and adults alike. It offers a series of patios, a quality artificial lawn and soft play areas. All enclosed by fencing. The property has rewired and offers gas fired 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)

33, Stokesay Avenue SHEWENSBURY SY1 3EU	Energy rating D	Valid until: 10 October 2027
		Certificate number: 9659-2640-7708-9493-7155

Property type Semi-detached house

Total floor area 101 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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This title is dealt with by HM Land Registry, Telford Office.

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