ZJ&B

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Estate Agents

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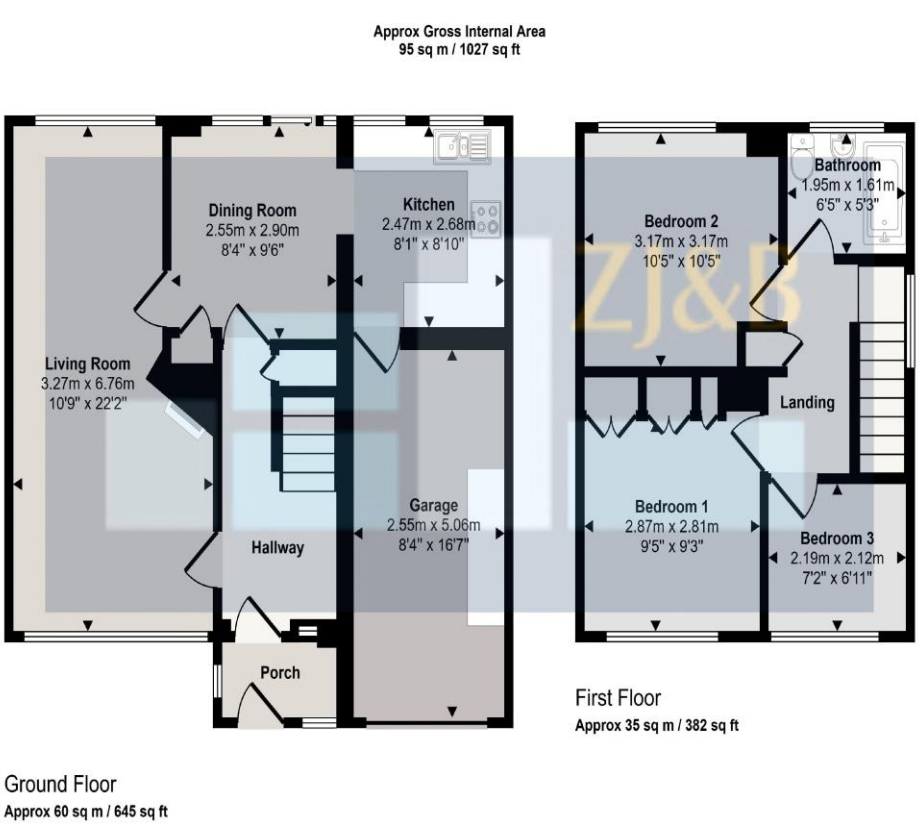
6 Coalport Drive, Sutton Farm, Shrewsbury, Shropshire, SY2 6HF

£269,500

A well-presented, extended, 3-bedroom, semi-detached family home, providing excellent accommodation in a private cul-de-sac

This well-presented, extended, three-bedroom, semi-detached family home provides excellent accommodation in a private cul-de-sac within the ever-popular area of Sutton Farm, in Shrewsbury. Sutton Farm provides an array of shops, a supermarket and a pub, and is just a few minutes away from the A5 bypass. The property is approached through an enclosed porch and spacious entrance hall. The spacious 'L' shape living room has a feature stone fireplace and dual-aspect windows, one of which overlooks the attractive garden. The dining room leads directly from the living room, with French doors leading directly onto the garden. The kitchen is well fitted with a range of wood-fronted units, with an integrated oven and hob, and a door leads to the garage. A staircase from the hall leads to the landing. Bedroom 1 is to the front of the house, overlooking the cul-de-sac, and has a range of fitted wardrobes. Bedroom 2 is to the rear, overlooking the garden, and there is a decent-sized single 3rd bedroom to the front of the property, and a modern bathroom completes the internal accommodation. Outside, there is an exceptionally wide driveway providing parking for several cars and access to the garage. The rear garden is a real treat, being enclosed with timber fencing with concrete posts. It is well established and provides a patio with raised beds. An artificial lawn has a gazebo in one corner, providing a lovely seating area, and there is a good selection of trees set around the garden. The property is offered for sale with no upward chain and enjoys gas 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)

6 Coalport Drive SHREWSBURY SY2 6HF	Energy rating **D**	Valid until:	27 July 2036
		Certificate number:	0390-2913-8630-2926-5435

Property type	Semi-detached house
Total floor area	76 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.

See how to improve this property's energy efficiency.

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

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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band B

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