



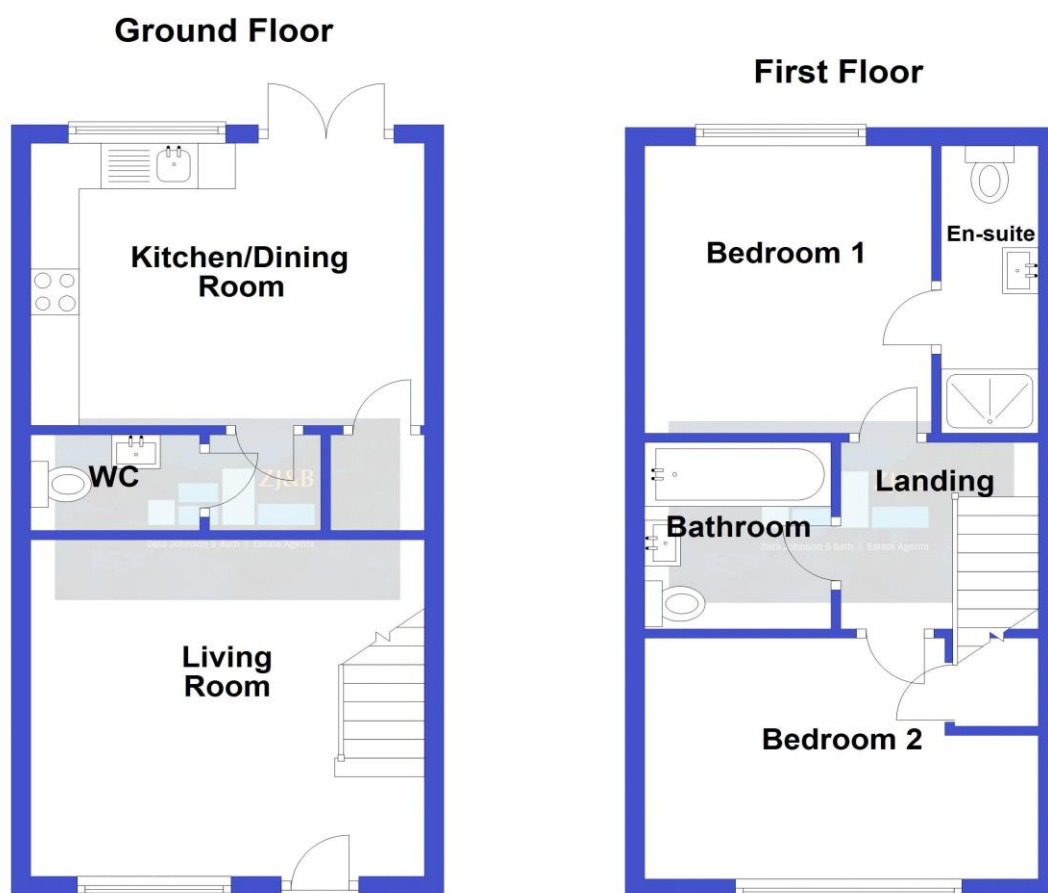
**7 Simpson Way, Shrewsbury, Shropshire, SY2 6FT**

**£122,500**

**A very well presented two bedroom semi detached property being sold with a 50% share, providing an excellent opportunity for buyers to get onto the property ladder.**




Offered for sale with a 50% share, this beautifully presented two-bedroom semi-detached home provides an excellent opportunity for buyers looking to get onto the property ladder. Immaculately maintained and tastefully decorated throughout, the property is ready to move straight into. The accommodation comprises a spacious living room, modern kitchen/diner, and convenient downstairs WC. Upstairs are two generous double bedrooms, including a master bedroom with en-suite shower room, along with a contemporary family bathroom. Externally, the property benefits from a private rear garden which has recently been thoughtfully landscaped and two allocated parking spaces. This exceptionally well-kept home offers modern, comfortable living and would be ideal for first-time buyers, young professionals, or small families seeking an affordable route into home ownership through the shared ownership scheme. Please note: Shared ownership buyer eligibility criteria must be met prior to offer acceptance.



FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																	
7 Simpson Way Strensham SY2 6FT	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until: 27 July 2031</td> </tr> <tr> <td><b>B</b></td> <td>Certificate number: 2283-3002-1303-1579-5209</td> </tr> </table>	Energy rating	Valid until: 27 July 2031	<b>B</b>	Certificate number: 2283-3002-1303-1579-5209																												
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Property type	Semi-detached house																																
Total floor area	66 square metres																																
<b>Rules on letting this property</b>																																	
Properties can be let if they have an energy rating from A to E.																																	
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).																																	
<b>Energy rating and score</b>																																	
The graph shows this property's current and potential energy rating.																																	
This property's energy rating is B. It has the potential to be A.																																	
<p><b>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.</b></p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																	
<p>See how to improve this property's energy efficiency.</p>  <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>A</td> </tr> <tr> <td>81-91</td> <td>B</td> <td>B</td> <td>A</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td>A</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td>A</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td>A</td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td>A</td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td>A</td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A		A	81-91	B	B	A	69-80	C		A	55-68	D		A	39-54	E		A	21-38	F		A	1-20	G		A
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## Council Tax Band B

**Tenure:** Our client advises us that the property is Leasehold. 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.

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**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**