ZJ&B

Zaza Johnson & Bath
Estate Agents

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232 Whitchurch Road, Harlescott, Shrewsbury, Shropshire, SY1 4EZ

£230,000

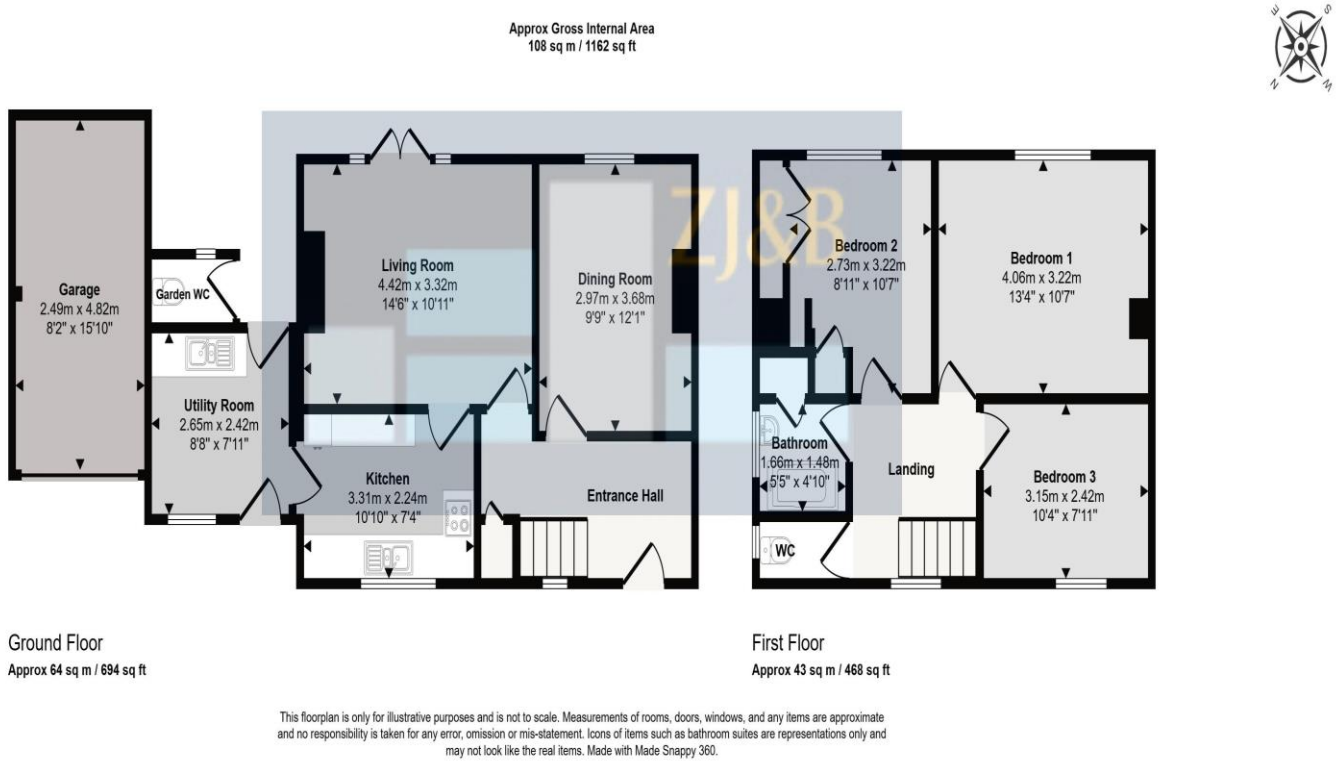
A substantial, well built, three-bedroom semi-detached house providing excellent family size accommodation.

Completed during an era when properties were well built with generous proportions, this substantial three-bedroom semi-detached home offers excellent family accommodation in a convenient position, tucked away on a side road just off Whitchurch Road.

The property is approached via a private driveway and enjoys a pleasant setting with extensive, beautifully maintained gardens to the rear. Internally, a spacious entrance hall provides an impressive welcome and gives access to two well-proportioned reception rooms. The separate living room and dining room both overlook the attractive rear gardens, creating bright and inviting spaces for both everyday family life and entertaining. The kitchen is fitted with a comprehensive range of solid wood-fronted units, complemented by an integrated oven and hob, while a generously sized utility room provides valuable additional storage and laundry space, enhancing the practicality of the ground floor.

To the first floor are three excellent-sized bedrooms, all offering comfortable family accommodation, together with a separate bathroom and WC, providing flexibility for busy households. Further benefits include gas-fired central heating, double glazing throughout, a private driveway leading to a garage, and the added convenience of an adjoining external garden WC.

Offered for sale with the advantage of no upward chain, this is a spacious and well-maintained family home with considerable scope for a new owner to personalise over time. Early viewing is highly recommended to fully appreciate the size, setting, and potential this excellent property has to offer.

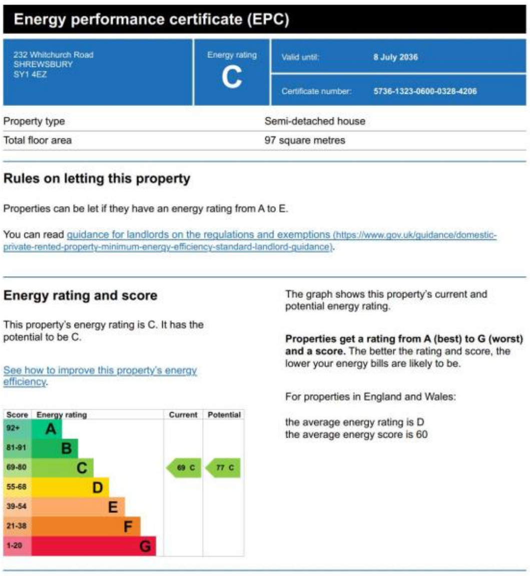


FLOOR PLANS FOR GUIDANCE ONLY







Energy performance certificate (EPC)

232 Whitchurch Road SHREWSBURY SY1 4EZ	Energy rating C	Valid until:	8 July 2036
		Certificate number:	5736-1323-0600-0328-4206

Property type	Semi-detached house
Total floor area	97 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

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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