



Zaza Johnson & Bath
Estate Agents

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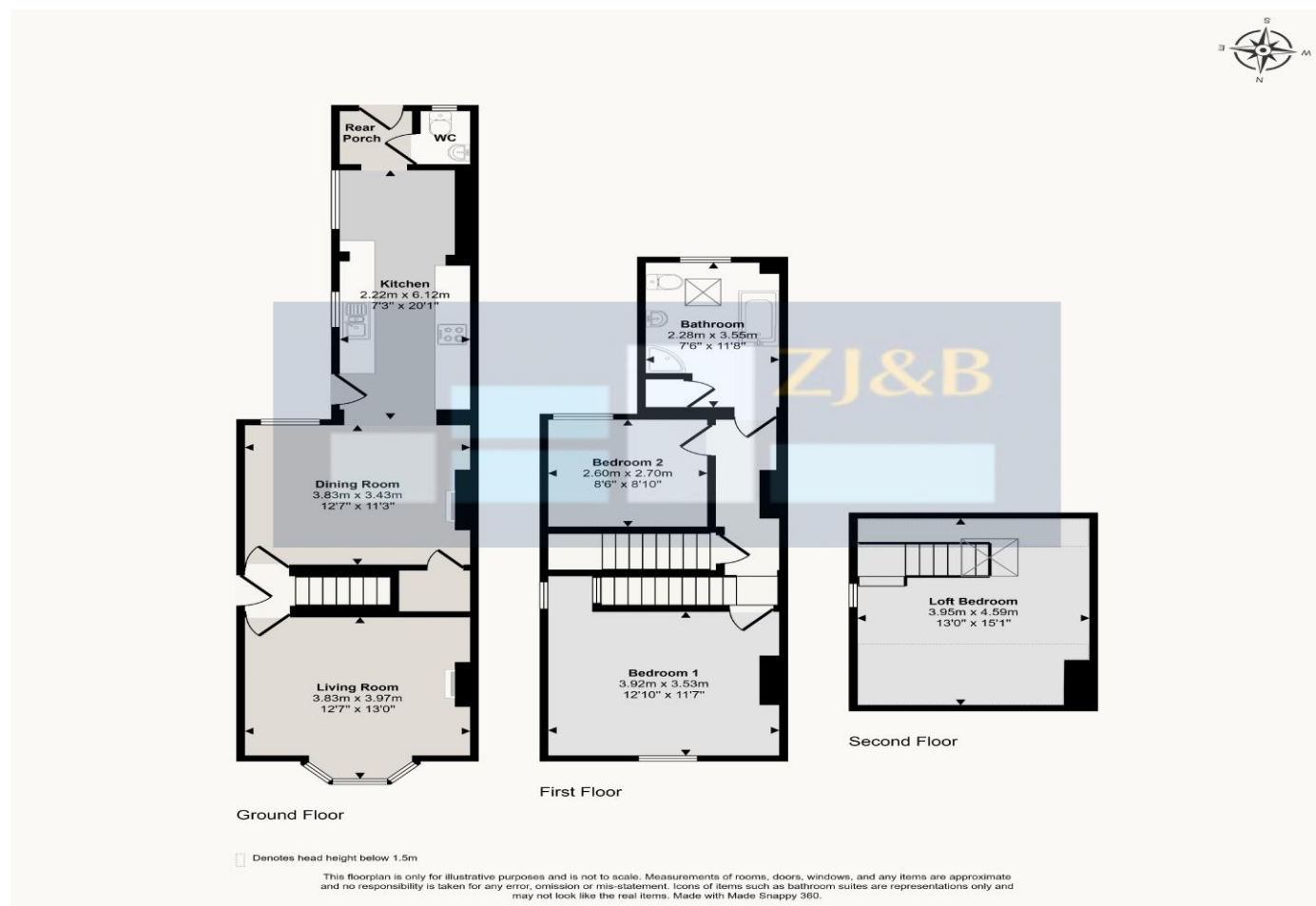
**25 Greenfield Street, Greenfields,
Shrewsbury, Shropshire, SY1 2QL**

Offers in the Region Of £315,000

A most attractive 3-bedroom period property, in this popular area within walking distance of the town centre and station.



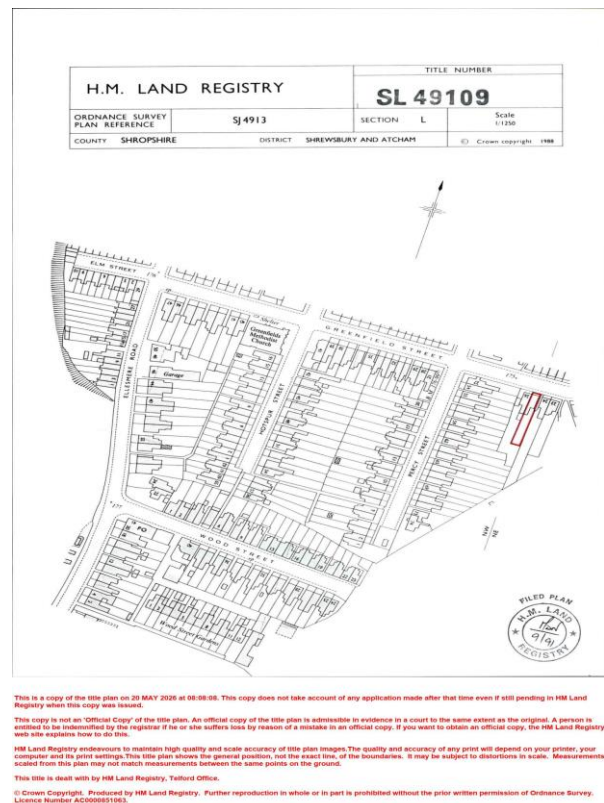
Built around the turn of the last century, this characterful house offers an appealing canopied bay frontage. The entrance door leads to a small hall, the living room to the front of the property has a walk-in bay, exposed floor boards and decorative cast iron fireplace of the period. The dining room, to the rear, overlooks the garden and has a stunning period range, stairs lead down to the cellar and a wide square opening leads to the kitchen. The kitchen has been comprehensively refitted with an excellent range of cream fronted unit with cooking appliances and is large enough to incorporate a dining area, beyond which is a rear lobby and modern ground floor WC. Upstairs the main bedroom is located to the front with walk-in wardrobe. The second bedroom is again, a double room with exposed floor boards and overlooks the rear garden. The bathroom is exceptionally spacious and includes a 4-piece suite, the skylight and window ensure a lovely light feel in this room. From the landing a staircase leads to a useful loft room with a skylight. Outside there is a small front garden with a pathway which leads to the rear. The rear garden is approached onto a patio with lawns beyond, specimen tree and ornamental shrubs. There is a wonderful decked entertaining area with wooden gazebo and the garden is enclosed by fencing. Greenfields is a popular area of Shrewsbury, well located for both the town centre and railways station and we anticipate a high level of interest in this property.



FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																			
25 Greenfield Street SHREWSBURY SY1 2GL	Energy rating C	Valid until: 8 June 2036																																	
		Certificate number: 0350-2008-1660-2306-4355																																	
Property type		Semi-detached house																																	
Total floor area		100 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.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency.		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.																																	
<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>69 C</td> <td>79 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></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	69 C	79 C	55-68	D			39-54	E			21-38	F			1-20	G			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 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