



3 Rowley Court, Sutton Farm, Shrewsbury, Shropshire, SY2 6ET

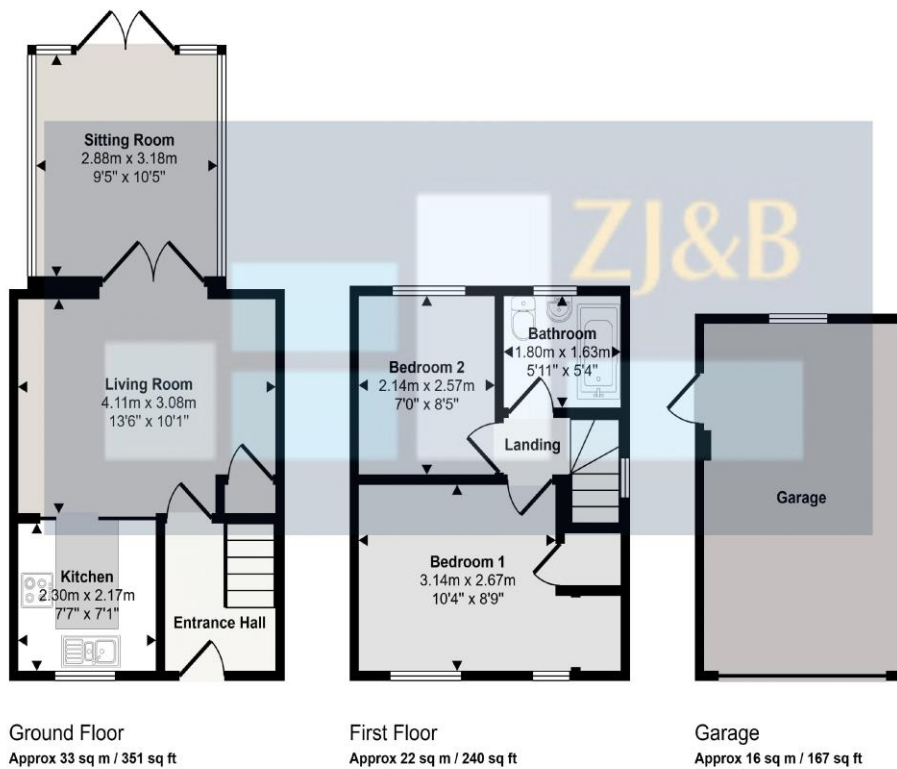
Offers in the Region Of £245,000

A neatly presented 2-bedroom semi-detached house offers well-maintained accommodation together with a private rear garden, driveway and garage.



Occupying an enviable position tucked away at the end of a quiet cul-de-sac, this neatly presented two-bedroom semi-detached house offers well-maintained accommodation together with a private rear garden, driveway and garage. The property is situated within this highly popular residential location, just a short distance from Sutton Farm's excellent range of local amenities, schooling and transport links, while Shrewsbury town centre is less than two miles away. The accommodation briefly comprises an entrance hall, living room, fitted kitchen, sitting room with under-floor heating, two bedrooms and a bathroom. Outside, the property enjoys a private rear garden together with off-road parking and a garage, making it an ideal first-time purchase, investment or downsizing opportunity.

Approx Gross Internal Area
70 sq m / 758 sq ft



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



Find an energy certificate (/)

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Energy performance certificate (EPC)

3 ROWLEY COURT SHREWSBURY SY2 6ET	Energy rating	Valid until:	27 March 2031
	D	Certificate number:	0039-8927-1000-0443-4222

Property type Semi-detached house

Total floor area 45 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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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**

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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