



## 21 Wingfield Gardens, Ditherington, Shrewsbury, Shropshire, SY1 4BS

**£182,000**

A beautifully presented and loved three bedroom family home enjoying a great corner position, located within close proximity to Shrewsbury Town Centre and enjoying many local amenities nearby. The accommodation comprises: Entrance Hall, Living Room, Kitchen, Downstairs Wet Room, 3 Bedrooms, WC, Large Private Rear Garden and Driveway. The property will be sold with NO UPWARD CHAIN.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

uPVC double glazed entrance door.

### Entrance Hall 7' 1" x 6' 0" (2.16m x 1.83m)

Wood effect laminate flooring, useful built in under stairs storage cupboard, carpeted staircase leads to First Floor Landing, double glazed to the front.

### Living Room 13' 10" x 12' 11" (4.21m x 3.93m)

Wood effect laminate flooring, radiator, double glazed window to the front, attractive sandstone fireplace.

### Kitchen 9' 1" x 11' 2" (2.77m x 3.40m)

Tiled flooring, radiator, double glazed window overlooking rear garden. The Kitchen is fitted with base and eye level units with wood effect laminate worktops, inset stainless steel sink unit, 4 ring gas hob, electric oven, space for under counter fridge and space and plumbing for washing machine, door to side Porch.

### Wet Room 5' 11" x 6' 2" (1.80m x 1.88m)

Non-slip flooring, fully tiled around shower, electric shower, wash basin and WC, double glazed window to the rear, radiator, extractor fan.

### Rear Hall 4' 7" x 3' 3" (1.40m x 0.99m)

Tiled flooring, uPVC double glazed to the rear garden, door to Wet Room.

### First Floor landing

Radiator, extractor fan.

### Bedroom 1 10' 7" x 12' 11" (3.22m x 3.93m)

Wood effect laminate flooring, double glazed window to the front, built in storage cupboard housing gas combi boiler, eaves storage.

### Bedroom 2 9' 3" x 11' 6" (2.82m x 3.50m)

Wood effect laminate flooring, radiator, double glazed window overlooking rear garden.

### Bedroom 3 9' 2" x 6' 5" (2.79m x 1.95m)

Wood effect laminate flooring, radiator, double glazed window to the side.

### WC 6' 4" x 3' 4" (1.93m x 1.02m)

Fitted with WC and wash basin, wood effect vinyl flooring, extractor fan.

### Rear Garden

Paved patio with paved pathway leading to the bottom of the garden, with lawns both sides. Enclosed by fencing to both sides and hedging to the rear. To the rear of the garden is a further patio with pond, raised shrub beds and hedging. A really good south facing garden.

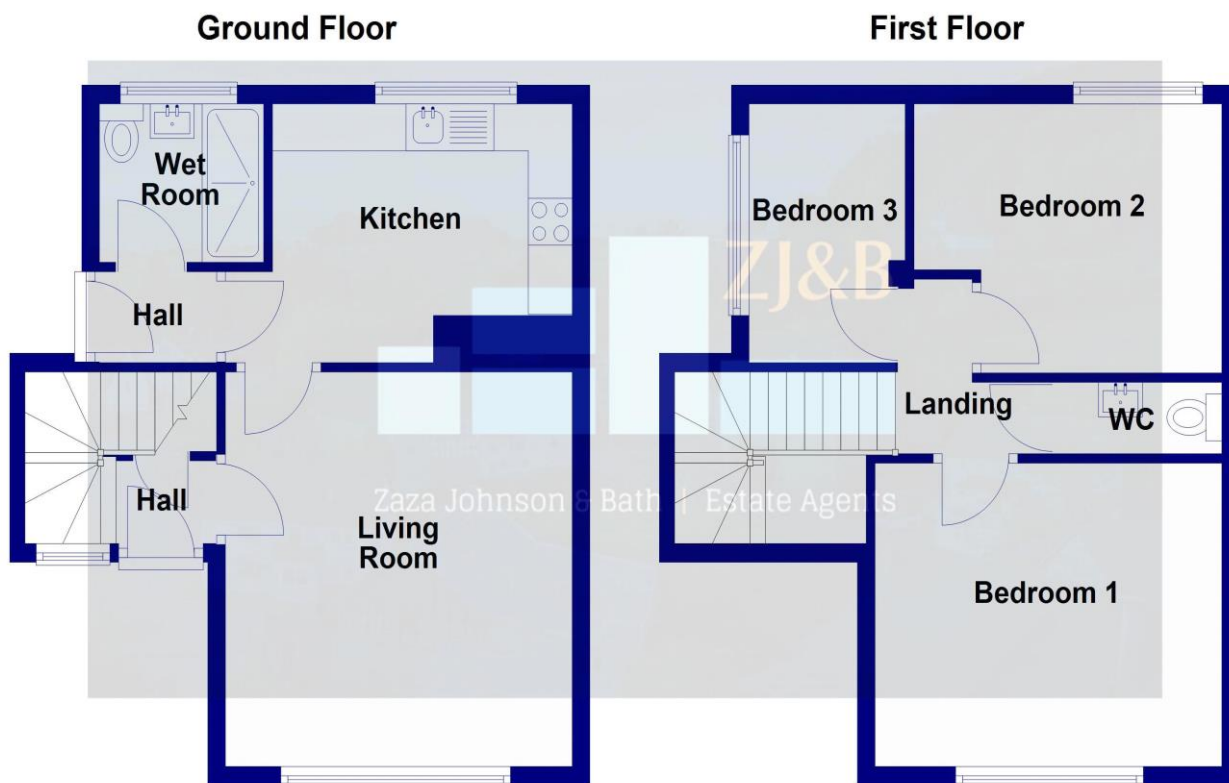
### External - Front

The property is approached over a generous driveway with concrete path to the side leading to the entrance door. The property has a pleasant aspect looking over towards the green at the front.

### 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.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



## 21 Wingifeld Gardens, Ditherington, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

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### Energy performance certificate (EPC)

21, Wingifeld Gardens SHREWSBURY SY1 4BS	Energy rating <b>C</b>	Valid until: 10 December 2028
		Certificate number: 9665-2810-7423-9898-7635

**Property type** end-terrace house

**Total floor area** 72 square metres

#### Rules on letting this property

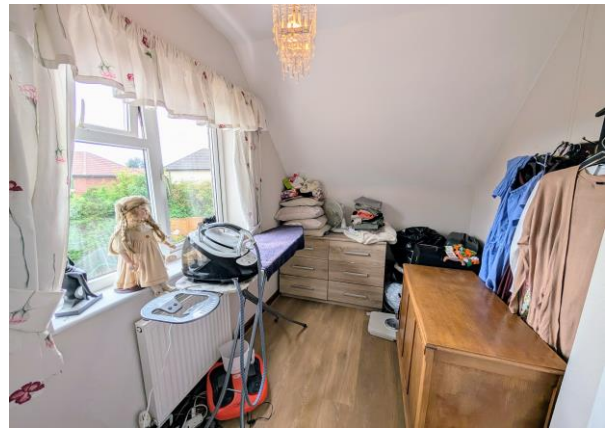
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



### **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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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**