



Zaza Johnson & Bath
Estate Agents

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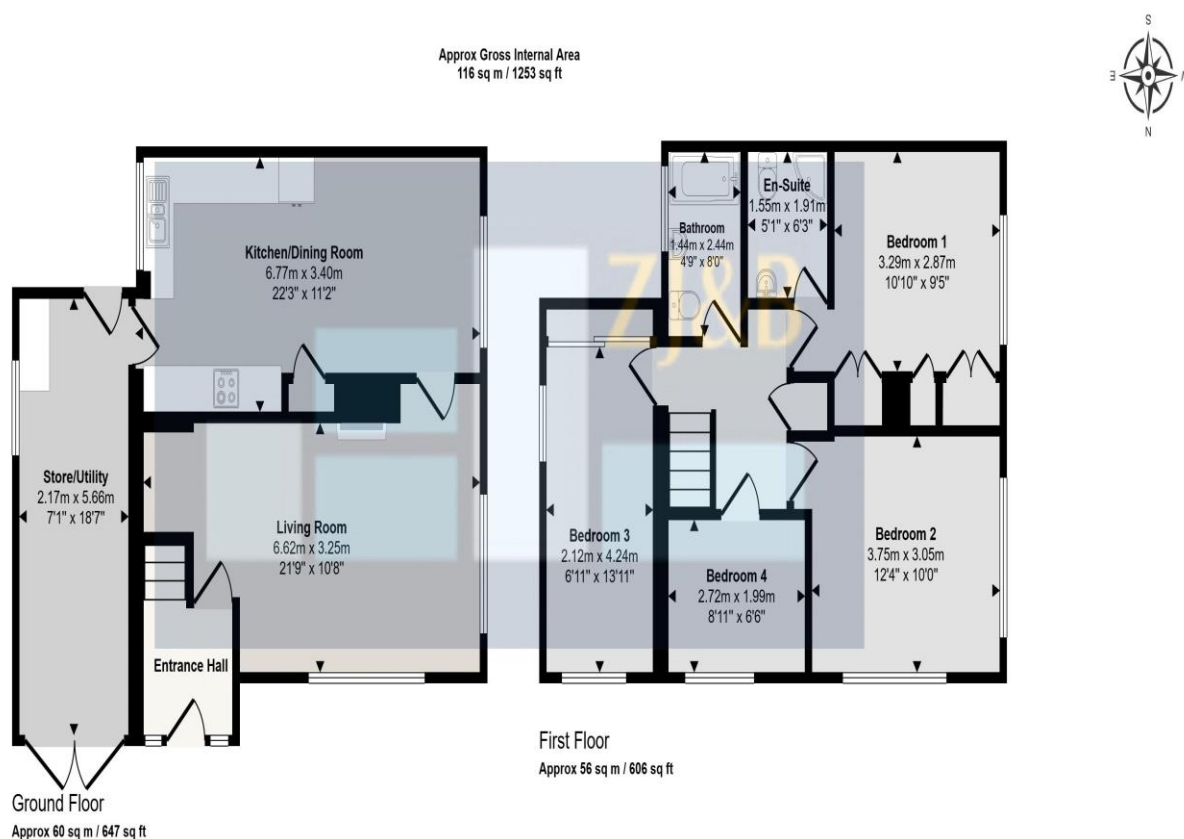
**23 Leighton Road, Heath Farm,
Shrewsbury, Shropshire, SY1 3EZ**

Offers in the Region Of £310,000

**A fantastic 4 bedroom, family home offering generous living space
in a sought-after location.**



Situated in a convenient and popular residential location, this well-presented four-bedroom semi-detached home occupies a generous corner plot and offers spacious, versatile accommodation ideal for growing families. The property benefits from gas fired central heating, double glazing and well-maintained accommodation throughout. The ground floor comprises an inviting entrance hall, an attractive living room, and a well-equipped modern fitted kitchen/dining room. The attached storeroom incorporates a useful utility area and provides excellent additional storage. To the first floor are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, together with a modern family bathroom. Outside, the property enjoys neatly maintained gardens to the front and side, along with a private driveway providing off-road parking. Occupying a prominent corner position, the property offers excellent kerb appeal while remaining within easy reach of local amenities, schools and transport links.



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



Energy performance certificate (EPC)																																		
23 Leighton Road SHREWSBURY SY1 5EZ	Energy rating C	Valid until: 24 July 2036																																
		Certificate number: 8490-4843-0522-1625-3363																																
Property type		Semi-detached house																																
Total floor area		103 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 .																																		
<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>76 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	76 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 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