



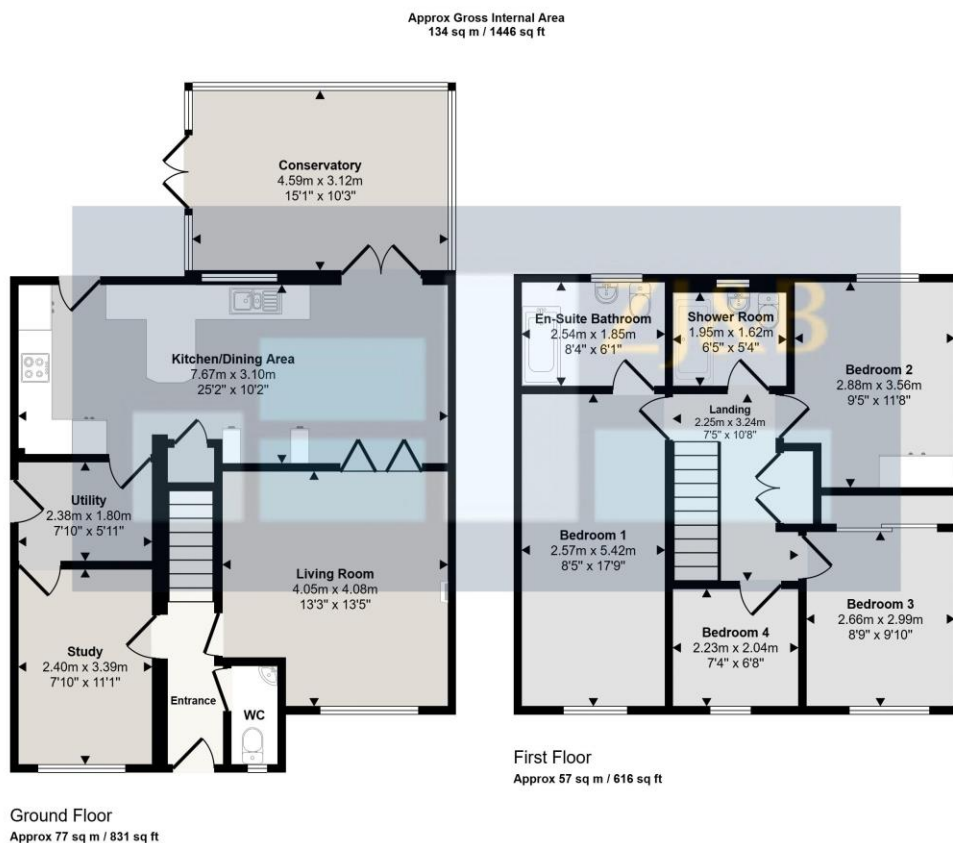
## 41 Chelwood Drive, Herongate, Shrewsbury, Shropshire, SY1 3YZ

**Offers in Excess of £400,000**

**An impressive, beautifully presented, four-bedroom detached home.**



An impressive four-bedroom detached house, occupying a prime position within a sought-after cul-de-sac. This beautifully presented home offers spacious and versatile accommodation throughout, ideal for modern family living. The accommodation briefly comprises a welcoming entrance hall, guest cloakroom/WC, a generous living room, and a versatile study/family room. The heart of the home is the superb, spacious fitted kitchen/dining room, perfect for both everyday living and entertaining, complemented by a large conservatory overlooking the garden and a separate utility room. To the first floor, the principal bedroom benefits from an en-suite bathroom, alongside three further well-proportioned bedrooms and a modern family shower room. Externally, the property enjoys a private rear garden, ideal for relaxation and outdoor dining. Further benefits include gas central heating and double glazing throughout. Situated in a highly popular location, the property is conveniently positioned for a well-regarded primary school.



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)

41 Chelwood Drive SHREWSBURY SY1 3YZ	Energy rating	Valid until:	11 April 2032
	<b>C</b>	Certificate number:	9899-1000-4274-3682-3200

Property type	Detached house
Total floor area	118 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 C. It has the potential to be B.

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



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## Council Tax Band D

**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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