



11 Chantry Place, Sweetlake Meadow, Shrewsbury, Shropshire, SY3 9FP

£380,000

This attractively designed 3 bedroom detached house enjoys a prime corner plot with an open outlook. Accommodation includes: Entrance Hall, Living Room, Large well fitted Kitchen/Dining Room, Utility, WC. Comfortable main Bedroom with En-suite Shower Room, 2 further Bedrooms, family Bathroom. GCH, DG, Private Drive and Garage, Attractive enclosed rear garden. No upward chain. Desirable location convenient for schools, shops and range of amenities.



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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

Canopied storm porch, double-glazed composite entrance door.

Spacious Entrance Hall

Radiator with cover, built-in storage cupboard, staircase leads to First Floor Landing.

Living Room

Deep walk-in square bay window to the front, radiator.

Kitchen/Dining Room

Fitted with an excellent range of grey fronted units with laminated work tops, inset 1 1/2 bowl sink unit, tiled flooring and a radiator. Integrated fridge, freezer, dishwasher, double electric oven, 4-ring induction hob with glass splashback and filter hood above, double glazed window and French doors to the rear.

Utility Room

Laminated work surface, wall-mounted Vaillant gas central heating boiler, tiled flooring, space for appliances, radiator.

Cloakroom/WC

Fitted with 2-piece white suite including wash basin and WC, tiled flooring, radiator and extractor.

First Floor Landing

Double-glazed window to the side, built-in shelved storage cupboard and access to roof space and large built-in store cupboard.

Bedroom 1

Radiator, fitted double wardrobe with mirror-fronted sliding doors, double-glazed window to the rear.

En-suite Shower Room

Fitted with white 3-piece suite providing tiled shower cubicle with twin shower heads, wash basin and WC, half tiled wall, tiled flooring, extractor, heated towel rail, shaver socket, double glazed window.

Bedroom 2

Radiator, double-glazed window to the front

Bedroom 3

Radiator, double-glazed window to the front.

Main Bathroom

Fitted with white 3-piece suite providing bath with fully tiled walls around and a wall-mounted shower unit, wash basin and WC, tiled flooring, heated towel rail, shaver socket, extractor and double-glazed window to the rear.

Outside - Front

Enjoying an attractive corner plot offering lawn and paved pathway to entrance door with box hedging and shrub bed. Block paved private drive providing parking and access to Garage.

Brick Built Garage 16' 7" x 9' 0" (5.05m x 2.74m)

Up and over door, power and lighting and door to rear garden.

Rear Garden

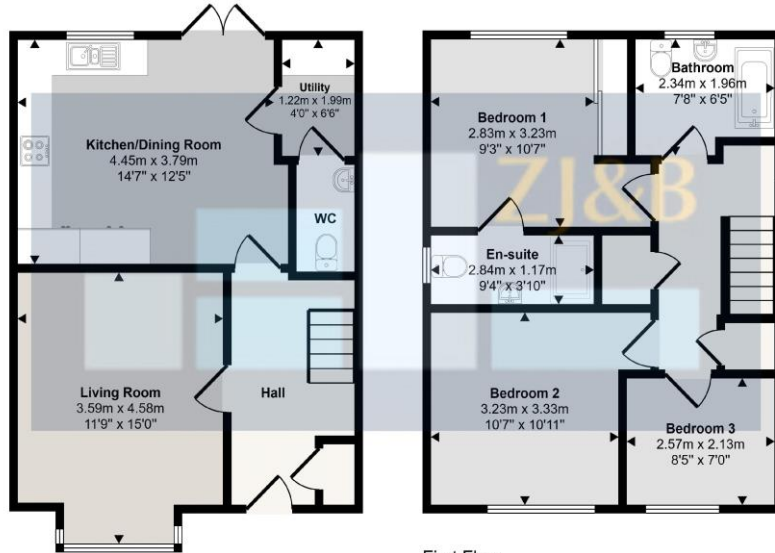
A good-sized rear garden enclosed by close boarded timber fencing and brick wall. Approached onto a paved patio with lawn beyond and a selection of shrubs and trees. External lighting point and tap.

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.

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

Approx Gross Internal Area
94 sq m / 1013 sq ft

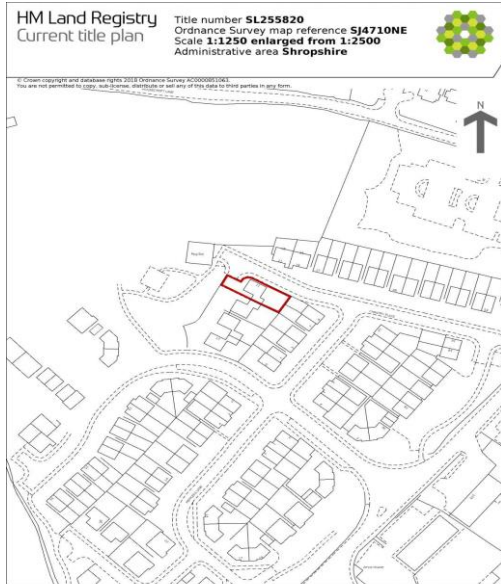


Ground Floor
Approx 47 sq m / 507 sq ft

First Floor
Approx 47 sq m / 506 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.

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Energy performance certificate (EPC)

11, Chantry Place SHREWSBURY SY3 9FP	Energy rating B	Valid until: 20 September 2028
		Certificate number: 8302-8496-2039-5327-0183

Property type: Detached house

Total floor area: 95 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

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

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

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<https://find-energy-certificate.service.gov.uk/energy-certificate/8302-8496-2039-5327-0183>



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