



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



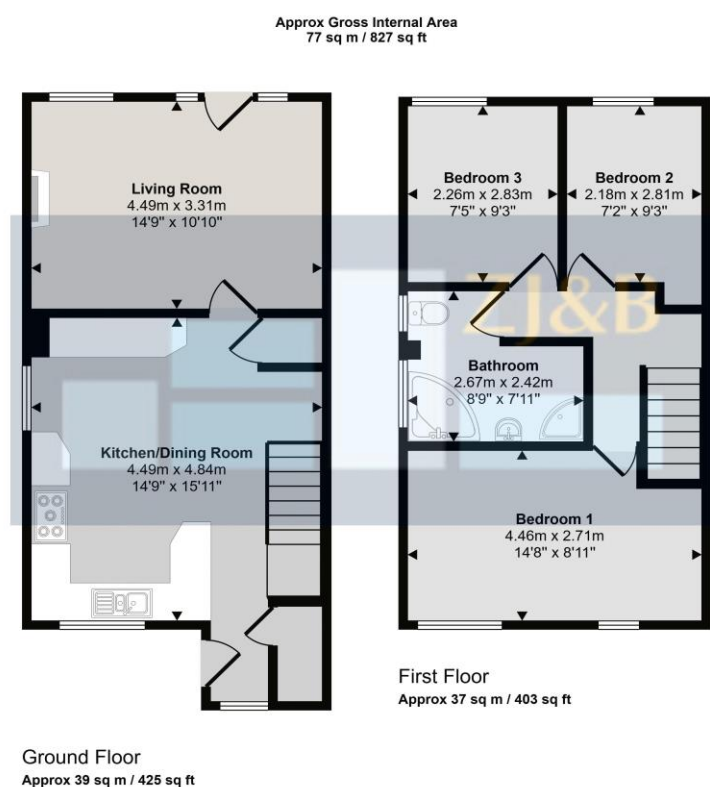
2 White Hart, Reabrook, Shrewsbury, Shropshire, SY3 7TB

£265,000

A well-loved 3-bedroom family home having been in the same family since it was built in the 1970's. Surrounded by the Reabrook Nature Reserve, and with access to town.



This is the first opportunity to purchase this property, since it was built in the 1970's, having been in the same family for all this time, having been lovingly cared for and improved over the years. The property is well located in the popular area of Reabrook, surrounded by the beautiful Reabrook Nature Reserve, and within easy access of the town centre and link roads to the A5 and M54. There is a wide driveway providing ample parking to the front, and garage to the rear with an electric roller door. Internally, the entrance lobby has a large cloaks cupboard and opens into the striking, open-plan kitchen/dining room with a good range of units to 3 wall areas and includes a peninsular section. There is an under-counter fridge/freezer and washing machine, further useful cupboard and ample space for a dining table. The living room is to the rear of the property and enjoys a south-west facing aspect with French doors leading onto a delightful, landscaped garden enclosed by hedging and fencing. The garden is predominantly gravelled with an ornamental tree, central circular patio and water feature. A pathway leads down to the rear of the garden and to the garage. Moving upstairs, the generous landing leads to the bedrooms and bathroom. The main bedroom is to the front is good double room and there are two further good-sized bedrooms overlooking the rear garden. The bathroom has been greatly improved and provides a 4-piece suite with a corner bath, shower cubicle, wash basin, WC and fully tiled walls. The property also has double glazing and central heating and being sold with No Upward Chain.



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)

2 White Hart SILREWSBURY SY3 7TB	Energy rating D	Valid until: 8 October 2036
		Certificate number: 2912-6938-9114-1712-2431

Property type Semi-detached 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-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 C.

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

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**

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