Zaza Johnson & Bath
Estate Agents

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19 Faintree Avenue, Sutton Farm, Shrewsbury, Shropshire, SY2 6HD

£269,500

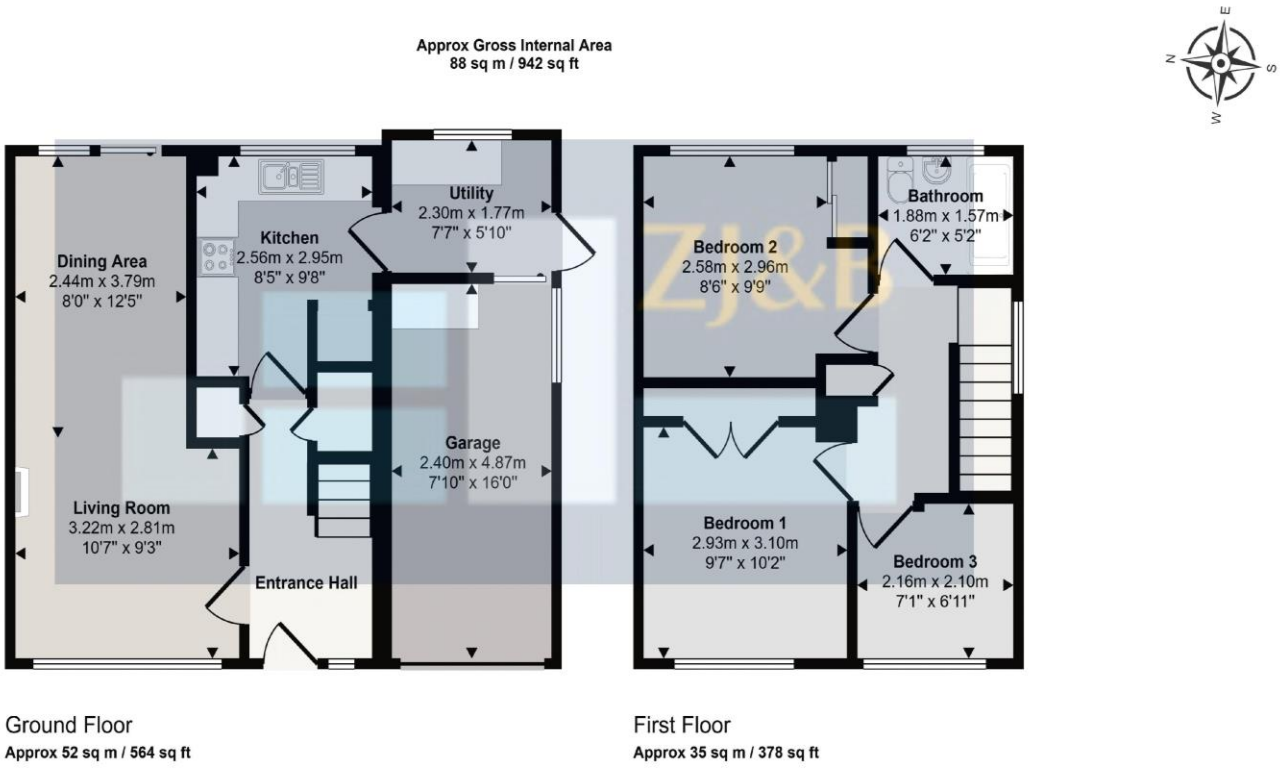
A well-presented three-bedroom semi-detached family home offering spacious and versatile accommodation, within easy access of the town centre and link roads.







Situated at the bottom of a quiet and peaceful cul-de-sac within the ever-popular Sutton Farm development, this well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation, making it an ideal choice for families and first-time buyers. The property is ideally positioned just under two miles from Shrewsbury Town Centre, providing easy access to the wide range of local amenities Shrewsbury has to offer. There are also excellent local bus services nearby, together with convenient road links providing access to surrounding areas and commuter routes. To the front of the property, there is ample off-road parking together with a garage. The accommodation itself is well laid out, with an entrance hall leading into a generous living/ dining area with patio doors leading to the garden, allowing an abundance of natural light into the living space. The kitchen is very well appointed, being paired with a useful utility space leading to the garage and private rear garden. Upstairs, the property offers three well-proportioned bedrooms and a recently refurbished family bathroom. Further benefits include double glazing and gas central heating throughout.



FLOOR PLANS FOR GUIDANCE ONLY







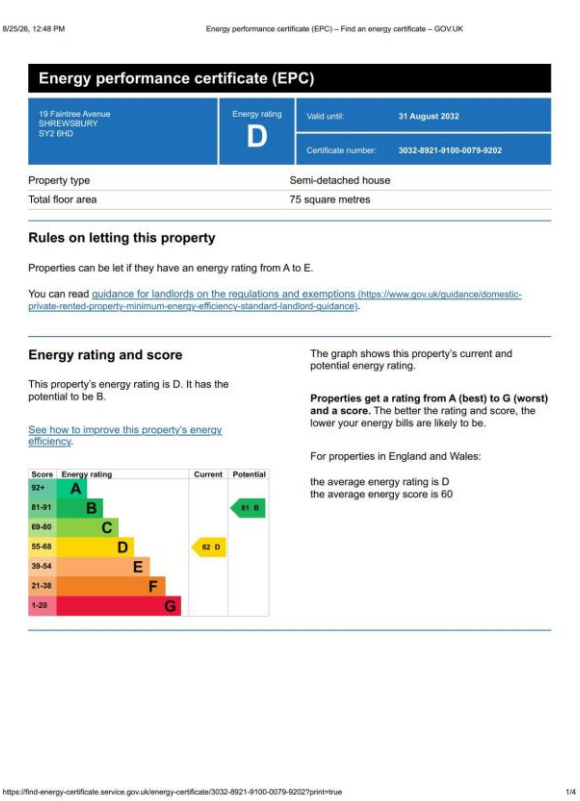

beko











8/25/26, 12:48 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

19 Faintree Avenue SHREWSBURY SY2 6HD	Energy rating **D**	Valid until:	**31 August 2032**
		Certificate number:	**3032-8921-9100-0079-9202**

Property type	Semi-detached house
Total floor area	75 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 D. It has the potential to be B.

See how to improve this property's energy efficiency.

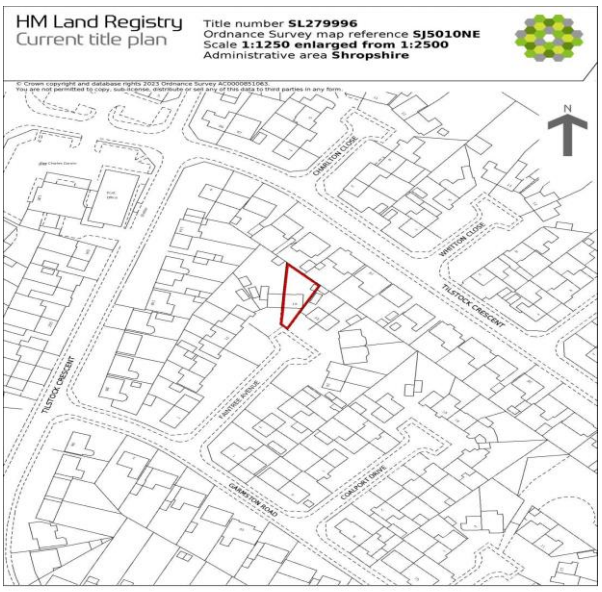
The graph shows this property's current and potential energy rating.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/3032-8921-9100-0079-9202?print=true 1/4



This is a copy of the title plan on 26 AUG 2026 at 11:08:54. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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This title is dealt with by HM Land Registry, Telford Office.

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