

# 71 Wingfield Close Shrewsbury SY1 4BW



**4 Bedroom House - Semi-Detached**  
**Offers In The Region Of £175,000**

## The features

- SCOPE FOR MODERNISATION AND IMPROVEMENT
- GENEROUS SIZED ROOM
- HALL, THROUGH LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM
- LARGE REAR GARDEN
- EPC RATING D
- EXCELLENT RANGE OF FACILITIES ON HAND
- IDEALLY PLACED FOR ACCESS TO THE A5/M54 MOTORWAY NETWORK
- 4 BEDROOMS BATHROOM AND WC
- OFFERED FOR SALE WITH NO UPWARD CHAIN



\*\*\* 4 BEDROOM SEMI - WITH SCOPE FOR IMPROVEMENT \*\*\*

An excellent opportunity to purchase this mature 4 bedroom semi-detached house offering spacious accommodation and great scope for modernisation and extension, subject to approval.

Set in a large garden in a convenient location for amenities including schools, supermarkets and shops with a regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, through Lounge/Dining Room, Kitchen/Breakfast Room, 4 Bedrooms, Bathroom and WC.

The property has gas central heating, double glazing and larger than average rear garden.

No upward chain.

## Property details

### LOCATION

The property occupies a convenient location on the Northern edge of the Town with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets and doctors and the Railway Station, riverside walks and Town Centre are a short stroll away.

### RECEPTION HALL

Double glazed entrance door to Reception Hall,

### LOUNGE/DINING ROOM

A generous sized through room with window to the front and French door to the rear garden. Media point, radiator.

### KITCHEN/BREAKFAST ROOM

Another good sized room with single drainer sink set into base cupboard. Further range of cupboards and drawers and space for appliances. Window overlooking the garden and door to the side.

### BATHROOM

with panelled bath and wash hand basin, window to the front, radiator.

### SEPARATE WC

with low flush suite, window to the side.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

### BEDROOM 1

With window overlooking the rear, radiator.

### BEDROOM 2

with window overlooking the rear garden, radiator.

### BEDROOM 3

with window to the front, radiator.

### BEDROOM 4

with window to the front, radiator.

### OUTSIDE

To the front is the potential for off road parking for two cars (subject to permission for dropped kerb). The Rear Garden is of an excellent size being laid mainly to lawn, enclosed with fencing and hedging.

### GENERAL INFORMATION

#### AGENTS NOTE

We are advised that probate is due to be applied for in April 2025.

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B- again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

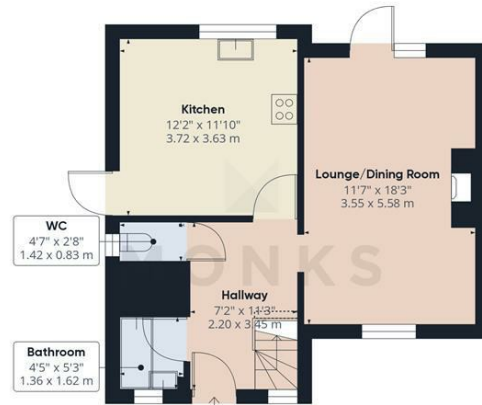
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new hom



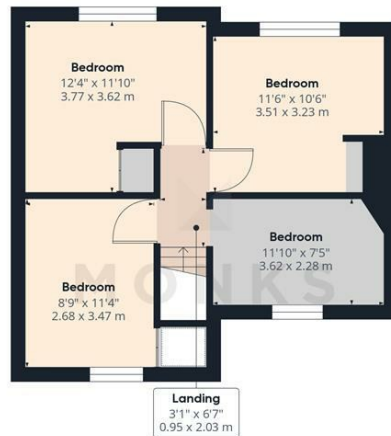
## 71 Wingfield Close, Shrewsbury, SY1 4BW.

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Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

938.93 ft<sup>2</sup>  
87.23 m<sup>2</sup>

**Reduced headroom**

1.23 ft<sup>2</sup>  
0.11 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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## Shrewsbury office


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## We're available 7 days a week


HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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