



Zaza Johnson & Bath
Estate Agents

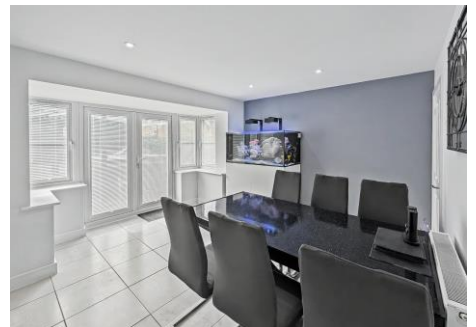
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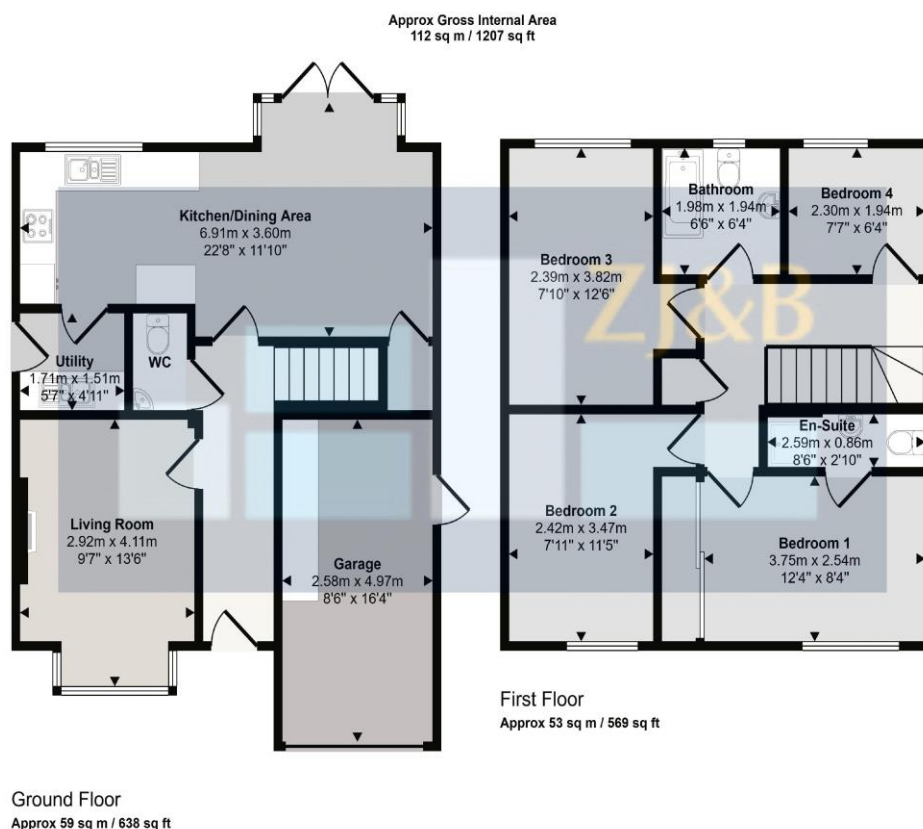
38 Redwing Fields, Shrewsbury, Shropshire, SY2 5SZ

£365,000

A well proportioned 4 bedroom detached property in a highly reputable area, close to many local amenities and providing great transport links in and around Shrewsbury. Early viewing in highly recommended.

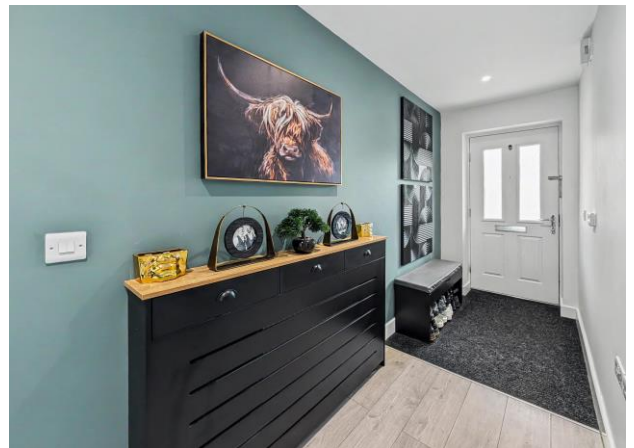


An impressive four-bedroom detached family home, occupying a desirable position within a quiet cul-de-sac on this popular modern development. Built approximately eight years ago by renowned local developer Shropshire Homes, the property offers spacious and beautifully presented accommodation, a generous driveway, garage and a thoughtfully landscaped rear garden complete with pergola and hot tub. The accommodation is well suited to modern family living and comprises a welcoming reception hallway with cloakroom, an attractive living room and a spacious open-plan kitchen/breakfast room fitted with a contemporary range of units and integrated appliances. A useful separate utility room provides additional practicality. To the first floor is a generous principal bedroom with en-suite shower room, three further well-proportioned bedrooms and an attractive family bathroom. Outside, the enclosed rear garden has been thoughtfully landscaped to create an excellent space for both entertaining and family life. Features include a paved patio, lawn, established shrub borders, feature pergola and hot tub, with enclosed fencing providing a good degree of privacy. To the front is an extensive block-paved driveway providing off-road parking for several vehicles, complemented by attractive slate and planted borders, together with access to the garage and useful gated side access. The property enjoys an excellent position on the edge of Shrewsbury, combining the convenience of town living with easy access to attractive open countryside and riverside walks. A good range of everyday amenities can be found nearby, including supermarkets, local shops, schools, restaurants and public houses, together with regular bus services into Shrewsbury town centre. For those who enjoy the outdoors, picturesque walks along the River Severn provide an attractive route towards Abbey Foregate and the town centre, while the surrounding area offers plenty of green space and countryside to explore. Commuters are also well placed for access to the A5, providing convenient links towards the M54 and wider regional road network. A superb modern family home offering generous accommodation, excellent parking and an established garden in a peaceful yet highly convenient location. Early viewing is highly recommended.



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)		
38, Redwing Fields SHREWSBURY SY2 5SZ	Energy rating B	Valid until 20 September 2027
		Certificate number: 0099-3849-7078-9176-2135
Property type Detached house		
Total floor area 110 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 B. It has the potential to be A.

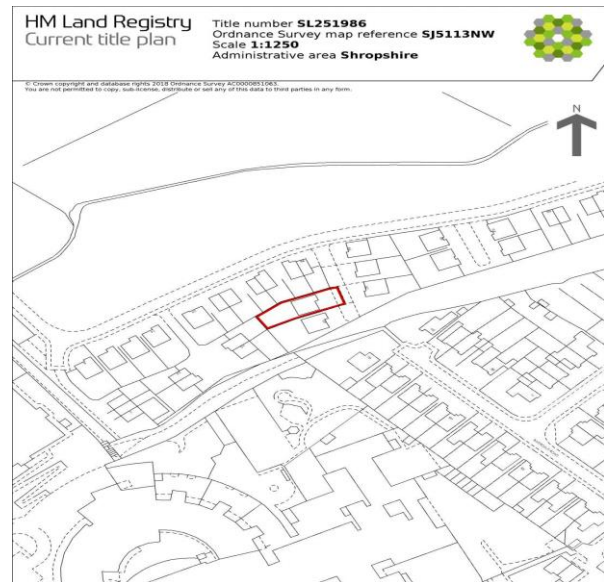
See [how to improve this property's energy efficiency](#).

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

Score	Energy rating	Current	Potential
92+	A		82 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Council Tax Band

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