



## 1 Brackley Drive, The Mount, Shrewsbury, Shropshire, SY3 8BX

**£545,000**

A most appealing larger style 4 bedroom detached house in a prime location. The greatly improved accommodation includes: Entrance Hall, Cloakroom/WC, Large Living Room, Beautiful Sun Room, Impressive Spacious Dining Room/Kitchen With Excellent Range Of Quality Units, Study, Utility Room, Main Bedroom With Refitted En-suite Shower Room, Bedroom 2 With En-suite Shower Room, Family Bathroom, Attractive Gardens, Double Garage. Viewing Essential For Full Appreciation.



# 1 Brackley Drive, The Mount, Shrewsbury, Shropshire, SY3 8BX 3287

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

Recessed porch with quarry tile flooring, quality double glazed composite entrance door with side screen to

## Impressive Entrance Hall

Veneer oak flooring, under stairs storage cupboard, double radiator part galleried spindle and newel style staircase to First Floor Landing.

## Cloakroom/WC

Fitted with white 2 piece suite including wash basin, WC, cupboards, tiled splash, porthole double glazed window to the front, oak veneer flooring, radiator.

## Living Room 26' 6" x 13' 4" (8.07m x 4.06m)

An impressive room with double glass panel doors, inglenook style fireplace with exposed brickwork and recessed hearth, double glazed windows to either side, walk in double glazed bay window to the front, 2 double radiators, glass panel doors lead to Kitchen/Dining Room, double glazed french doors to

## Sun Room 12' 9" x 12' 1" (3.88m x 3.68m)

A delightful room with double glazed windows overlooking rear garden, wood style ceramic tile floor, under floor heating, double glazed french doors lead onto garden.

## Magnificent Kitchen/Dining Room 24' 5" x 16' 5"/11' 0"min (7.44m x 5.00m/ 3.35m)

Dining Room has walk in double glazed window overlooking garden, double radiator. Kitchen has ceramic tile flooring and recently fully refitted with excellent range of cream fronted units with solid granite work tops, inset 1 1/2 bowl sink unit, carousel corner units, wine racks and fantastic walk-in corner pantry, glass front display cabinets, integrated dishwasher, 4 ring gas hob with glass splash and filter hood above, microwave/oven/grill, further electric oven with warming drawer beneath, full height fridge.

## Utility Room 7' 9" x 5' 7" (2.36m x 1.70m)

Laminated work top with inset sink unit, tiled splash, cupboard beneath, wall mounted gas central heating boiler, radiator, tiled flooring, extractor fan.

## Study 11' 2" x 6' 9" (3.40m x 2.06m)

Radiator, double glazed front window.

## First Floor Landing

Built in airing cupboard, access to roof space.

## Bedroom 1 14' 9" x 12' 9" (4.49m x 3.88m)

Radiator, double glazed front window, 2 built in double wardrobes, archway to

## Dressing Area

Large double built in wardrobe with mirror fronted sliding doors.

## En Suite Shower Room

Refitted with contemporary suite including large shower cubicle with low profile tray and shower fitting, twin wash basins, WC, range of storage cupboards, shaver socket, radiator/towel rail, double glazed front window.

## Bedroom 2 12' 10" x 11' 2" (3.91m x 3.40m)

Radiator, 2 double built in wardrobes, double glazed window overlooking rear garden.

## En Suite Shower Room

Fitted with 3 piece suite including fully tiled shower cubicle, wash basin, WC, cupboards and shelves, radiator, double glazed side window, extractor fan.

## Bedroom 3 11' 6" x 10' 10" (3.50m x 3.30m)

Radiator, double glazed window overlooking rear garden, built in double wardrobe.

## Bedroom 4 12' 0" x 8' 5" (3.65m x 2.56m)

Radiator, built in double wardrobe, double glazed window overlooking rear garden.

## Family Bathroom

Fitted with 5 piece suite including bath with deep tiled surround, shower cubicle, wash basin, bidet, WC, cupboards and shelves, double glazed window to the front, extractor fan, radiator/towel rail.

## Outside

The property enjoys a choice position within this sought after development, approached over a double width driveway providing access to

## Double Garage

Electric up and roller door, double glazed window to the rear.

## Front Garden

Lawn with hedging to the front.

## Rear Garden

Well established garden with extensive paved patio with lawn beyond and enclosed by timber fencing.

**Tenure:** Our client advises us that the property is . Should you proceed with the purchase of the property, these details must be verified by your Solicitor.

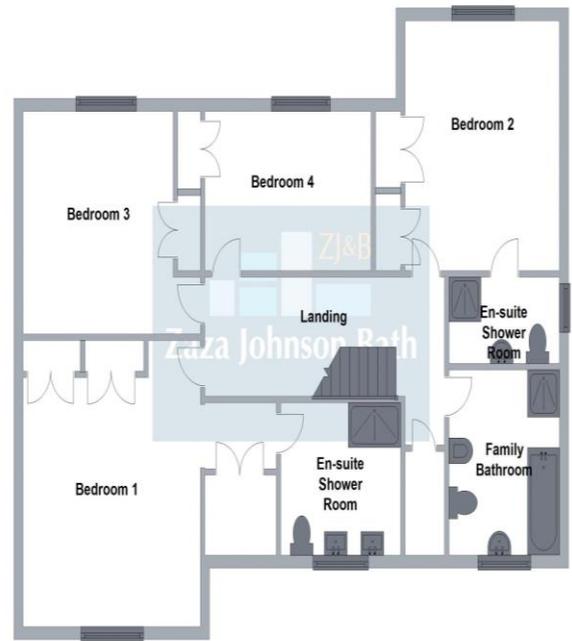
**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

**VACANT POSSESSION UPON COMPLETION**

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY

**Energy Performance Certificate**

1, Brackley Drive, SHREWSBURY, SY3 8BX

Dwelling type: Detached house  
 Date of assessment: 22 September 2016  
 Date of certificate: 26 September 2016

Reference number: 0645-2872-7817-9426-9391  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 191 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,070
Over 3 years you could save	£ 1,761

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 288 over 3 years	You could save £ 1,761 over 3 years
Heating	£ 4,128 over 3 years	£ 2,631 over 3 years	
Hot Water	£ 516 over 3 years	£ 390 over 3 years	
<b>Totals</b>	<b>£ 5,070</b>	<b>£ 3,309</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 885
2 Floor insulation (suspended floor)	£800 - £1,200	£ 351
3 Low energy lighting for all fixed outlets	£50	£ 114

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



### **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 will benefit from some **free** no obligation mortgage advice.

To arrange an appointment with Stephen Bath of Bee Mortgages who is based at our office call us on **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**