



Orchard Villa, 162b Ellesmere Road, Shrewsbury, Shropshire, SY1 2RQ

£595,000

Architect designed property blending well with similar properties in the area, this impressive Georgian style residence offers magnificent living accommodation finished to a high specification. Viewing is highly recommended to appreciate the construction and well proportioned rooms including Entrance Hall, Cloakroom, Living Room, Study, Kitchen/Breakfast Room, Utility, 5 Double Bedrooms, 3 En Suites, Family Bathroom, Under Floor Heating, Driveway, Double Garage, Landscaped Garden.



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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

Entrance Hall

Living Room 15' 1" x 13' 1" (4.59m x 3.98m)

Study 9' 6" x 9' 6" (2.89m x 2.89m)

Cloakroom

Kitchen/Breakfast Room 29' 7" x 13' 11"
(9.01m x 4.24m)

Utility Room 5' 6" x 5' 1" (1.68m x 1.55m)

First Floor Landing

Bedroom 1 14' 1" x 13' 2" (4.29m x 4.01m)
Walk in wardrobe

En Suite

Bedroom 2 14' 4" x 9' 9" (4.37m x 2.97m)

En Suite

Bedroom 3

Family Bathroom

Second Floor Landing

Bedroom 4 17' 2" x 13' 2" (5.23m x 4.01m)

En Suite

Bedroom 5 24' 6" x 15' 11" max /9'9" min
(7.46m x 4.85m/2.97m)

Double Garage

Electric doors

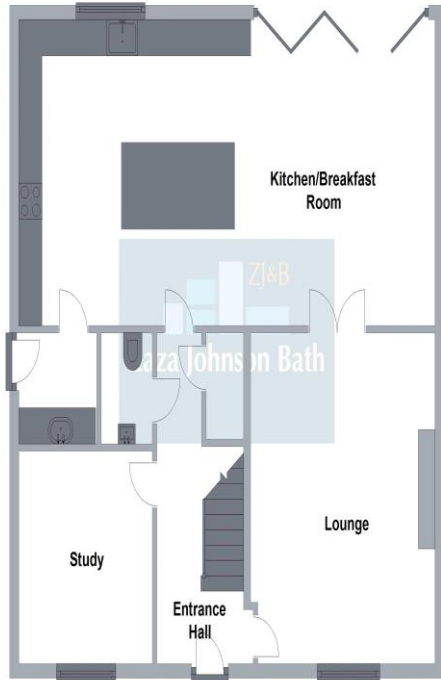
Landscaped Garden

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.

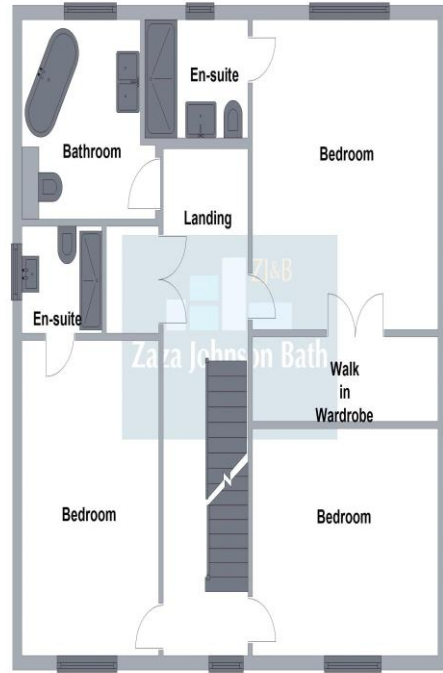
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

VACANT POSSESSION UPON COMPLETION

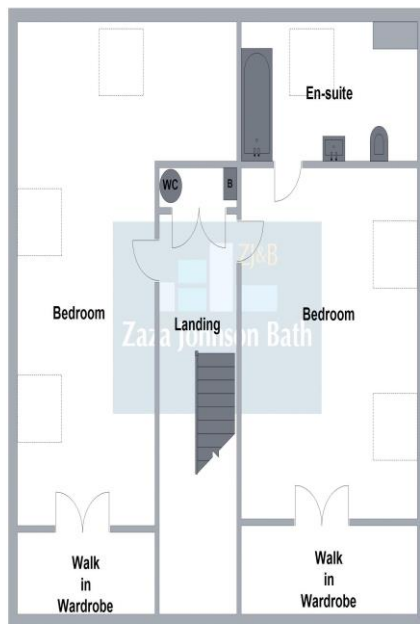
Ground Floor



First Floor



Second Floor



Energy Performance Certificate

Orchard Villa, 162b Ellesmere Road, SHREWSBURY, SY1 2RQ

Dwelling type: Detached house Reference number: 8128-7334-5520-9749-5992
 Date of assessment: 11 April 2018 Type of assessment: SAP, new dwelling
 Date of certificate: 11 April 2018 Total floor area: 244 m²

Use this document to:

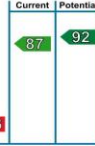
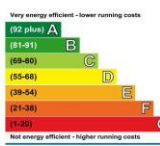
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,950

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 339 over 3 years	Not applicable
Heating	£ 1,272 over 3 years	£ 1,272 over 3 years	
Hot Water	£ 339 over 3 years	£ 339 over 3 years	
Totals	£ 1,950	£ 1,950	

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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 870



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