



25 Dove Close, Shrewsbury, Shropshire, SY2 6FB

£278,995

Beautifully presented and maintained 3 bedroom semi-detached house, situated on the outskirts of Shrewsbury. Benefiting from modern sophisticated decor throughout, private corner plot position and en-suite facilities off the master bedroom.

VIEWING IS HIGHLY RECOMMENDED!



25 Dove Close, Shrewsbury, Shropshire, SY2 6FB Ref: 4126

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Lounge 12' 4" x 12' 1" (3.76m x 3.68m)
High quality wood effect laminate flooring with patio doors leading to the rear garden

Kitchen/Diner 18' 1" x 9' 4" (5.51m x 2.84m)
Tile flooring with spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher, washing machine and fridge-freezer

W/C Cloakroom
Tile flooring with 2 piece bathroom suite in white and radiator

Bedroom 12' 5" x 12' 11" (3.78m x 3.93m)
Carpet flooring with window to the rear elevation and blind

Bedroom 11' 0" x 6' 2" (3.35m x 1.88m)
Carpet flooring with window to the front elevation and blind

Bathroom
Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, spotlighting, radiator and partially tiled decor

Master bedroom 12' 11" x 16' 7" (3.93m x 5.05m)
Carpet flooring with window to the front elevation and blind. Access to walk in wardrobe (6'2 x 5'0)

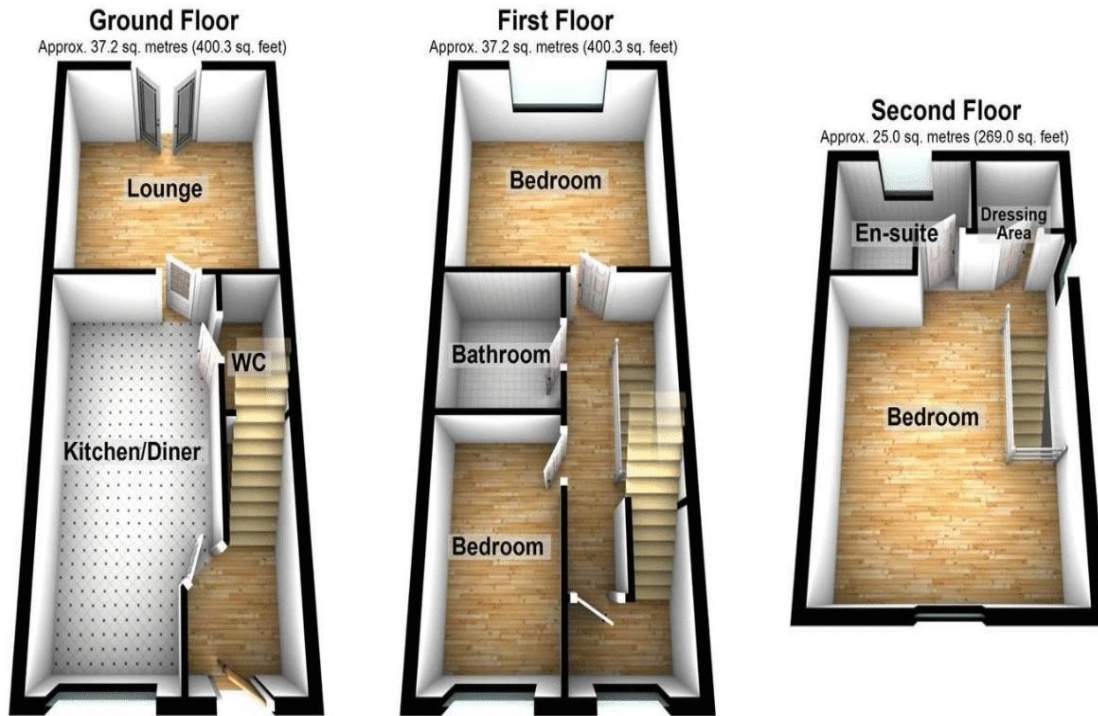
En-Suite
Tile flooring with 2 piece bathroom suite in white, spotlighting, Velux-style window, radiator and partially tiled decor

Outside
Beautifully presented and private rear garden, enclosed by panel fencing with artificial lawn and patio area. Double driveway to the rear of the garden and well presented lawn area to the front and side of the property.

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



Total area: approx. 99.4 sq. metres (1069.7 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)									
25, Dove Close SHREWSBURY SY2 6FB	<table border="1"> <tr> <td>Energy rating</td> <td>B</td> <td>Valid until:</td> <td>12 January 2026</td> </tr> <tr> <td></td> <td></td> <td>Certificate number:</td> <td>8504-5774-4139-3397-0963</td> </tr> </table>	Energy rating	B	Valid until:	12 January 2026			Certificate number:	8504-5774-4139-3397-0963
Energy rating	B	Valid until:	12 January 2026						
		Certificate number:	8504-5774-4139-3397-0963						
Property type	Semi-detached house								
Total floor area	101 square metres								

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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		92
81-91	B	83	92
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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