



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



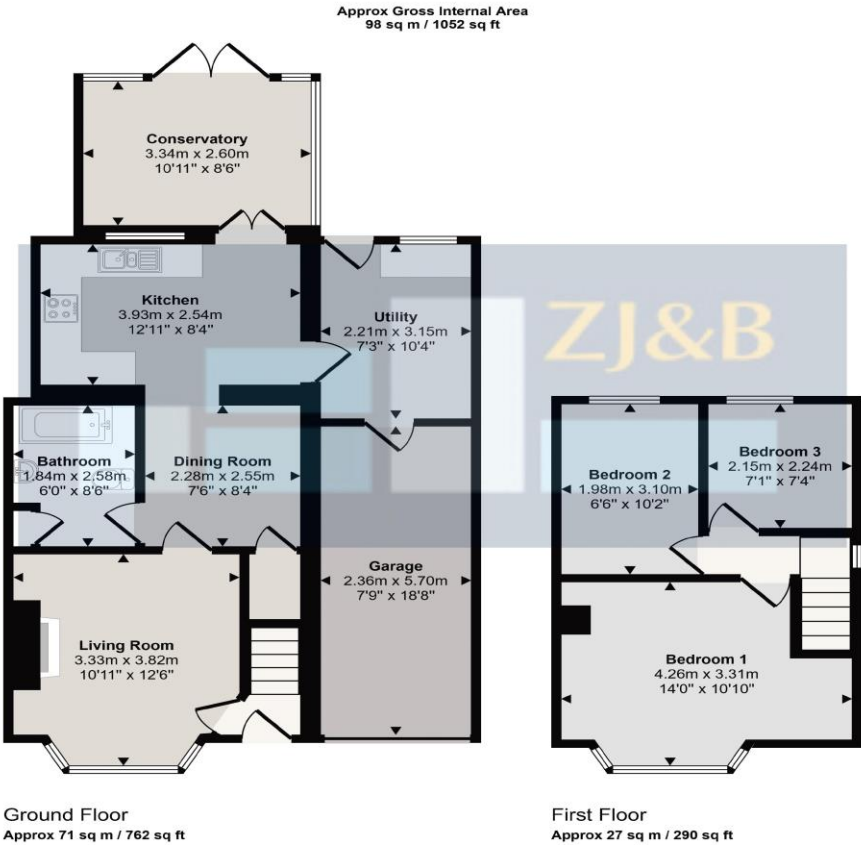
**91 Windermere Road, Sundorne,
Shrewsbury, Shropshire, SY1 4DX**

£210,000

A particularly spacious, 3 bedroom end terrace house located in this popular part of Shrewsbury, with good local amenities close to hand.



This, particularly spacious, 3 bedroom end terrace house offering extended ground floor space. Located in this popular part of Shrewsbury, with good local amenities close by and within easy access of road links, retail parks and supermarkets. The accommodation includes: Hall, Living Room With Walk In Bay Window, Dining Room, Kitchen/Breakfast Room, Conservatory, Utility, Bathroom. Gas Central Heating and Double Glazing, Garage, Ample Driveway Parking and a Large Garden Offering Excellent Privacy.

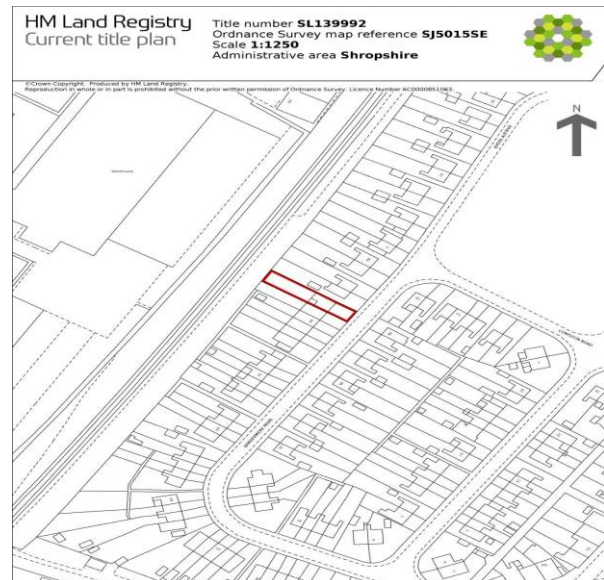


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																		
91 WINDERMERE ROAD SHREWSBURY SY1 4DX	Energy rating D	Valid until: 24 June 2031 Certificate number: 0160-2604-1060-2029-3781																																
Property type	end-terrace house																																	
Total floor area	73 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) .																																		
Energy efficiency rating for this property This property's current energy rating is D. It has the potential to be B. See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>84 B</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>64 D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> 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			81-91	B		84 B	69-80	C			55-68	D	64 D		39-54	E			21-38	F			1-20	G		
Score	Energy rating	Current	Potential																															
92+	A																																	
81-91	B		84 B																															
69-80	C																																	
55-68	D	64 D																																
39-54	E																																	
21-38	F																																	
1-20	G																																	



This is a copy of the title plan on 29 MAY 2026 at 14:22:36. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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

Council Tax Band B

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