



Wrentnall Villa , Longden, Shrewsbury, Shropshire, SY5 8AA

£490,000

This lovely detached country home with 3 acres of pasture land and private gardens, stables, outbuildings and garages offers a great opportunity for a lifestyle change. Accommodation includes 4 bedrooms, Bathroom, 2 Reception Rooms, Kitchen/Breakfast Room, Utility, Hallway, GCG, Electric Gates, Ample Parking, village amenities close by. EPC - D



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 PORCH

Door to

INNER HALL

Access to WC, staircase to First Floor Landing, door to

SITTING ROOM 12' 0" x 10' 9" (3.65m x 3.27m)

Feature fireplace, double french doors to garden.

SITTING ROOM 12' 3" x 12' 3" (3.73m x 3.73m)

Clearview cast iron wood burner, window to the front.

KITCHEN/BREAKFAST ROOM 17' 9" x 15' 3" (5.41m x 4.64m)

Fitted with cream fronted base and eye level units, single drainer sink unit, built in appliances include hob and Rayburn, door to

UTILITY ROOM 9' 6" x 9' 0" (2.89m x 2.74m)

With sink unit and access to

REAR PORCH

Door to garden.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1 14' 0" x 12' 0" (4.26m x 3.65m)

Fitted wardrobes with double doors, window to the front enjoying views over surround countryside.

BEDROOM 2 15' 3" x 10' 9" (4.64m x 3.27m)

Windows to the side and rear capturing delightful views.

BEDROOM 3 12' 0" x 12' 0" (3.65m x 3.65m)

Fitted wardrobes with double doors, window to the front.

BEDROOM 4 12' 0" x 7' 3" (3.65m x 2.21m)

Window to the rear.

BATHROOM

Fitted with 3 piece suite including corner shower cubicle, wash basin, WC

OUTSIDE

The property is approached through electric metal gates opening onto the driveway. The driveway leads to parking area and access to

DOUBLE GARAGE 19' 3" x 17' 0" (5.86m x 5.18m)

2 up and over doors, power and lighting.

SIDE WORKSHOP 10' 3" x 5' 3" (3.12m x 1.60m)

GARDENS

The gardens include lawns, vegetable garden 2 paddocks measuring approximately 3 acres (1.12 hectares).

OUTBUILDINGS

Outbuildings include 2 Loose boxes and lean-to shed with further space for boxes.

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.

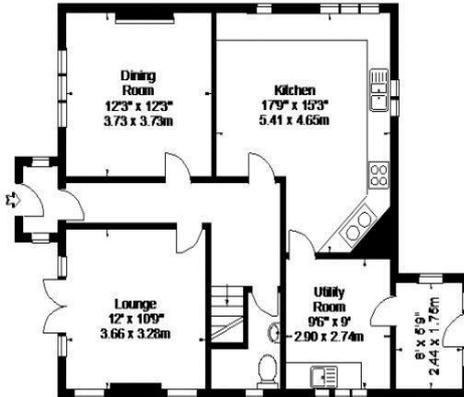
VIEWING To arrange a viewing call in at our office or telephone 01743 248351.

VACANT POSSESSION UPON COMPLETION

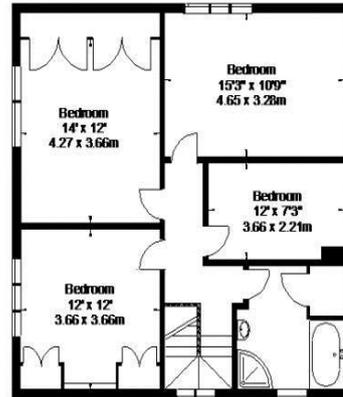


Ground Floor
(36.14 M²)

Wrentnall Villa
 Approx. Gross Internal Area*
 1651 Ft² - 153.38 M²
 Garage
 Approx. Gross Internal Area*
 389 Ft² - 36.14 M²



Ground Floor
(79.89 M²)



First Floor
(73.48 M²)

Illustration For Identification Purposes Only. Not To Scale
 © Four Walls Dimensions Limited.
 mike@fourwallsdimensions.com

FLOOR PLAN FOR GUIDANCE ONLY

Energy Performance Certificate

Wrentnall Villa, Longden, SHREWSBURY, SY5 8AA

Dwelling type: Detached house	Reference number: 0300-2886-7657-9597-7525
Date of assessment: 16 May 2013	Type of assessment: RdSAP: existing dwelling
Date of certificate: 17 May 2013	Total floor area: 144 m ²

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:	£ 3,198
Over 3 years you could save	£ 777

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 201 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; display: inline-block;"> You could save £ 777 over 3 years </div>
Heating	£ 2,574 over 3 years	£ 1,989 over 3 years	
Hot Water	£ 339 over 3 years	£ 231 over 3 years	
Totals	£ 3,198	£ 2,421	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p>Best energy efficiency - lowest running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr><td style="background-color: #2ECC71;">A</td><td style="background-color: #0070C0;">B</td><td style="background-color: #0070C0;">C</td><td style="background-color: #0070C0;">D</td><td style="background-color: #0070C0;">E</td><td style="background-color: #0070C0;">F</td><td style="background-color: #0070C0;">G</td></tr> <tr><td>81-91</td><td>61-80</td><td>41-60</td><td>21-40</td><td>11-20</td><td>1-10</td><td>0</td></tr> </table> <p>Not energy efficient - highest running costs</p>	A	B	C	D	E	F	G	81-91	61-80	41-60	21-40	11-20	1-10	0	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="background-color: #0070C0; color: white;">G</td><td style="background-color: #0070C0; color: white;">B</td></tr> <tr><td>69.6</td><td>84.4</td></tr> </table>	Current	Potential	G	B	69.6	84.4
A	B	C	D	E	F	G															
81-91	61-80	41-60	21-40	11-20	1-10	0															
Current	Potential																				
G	B																				
69.6	84.4																				

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).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 414	✔
2 Floor insulation	£800 - £1,200	£ 189	✔
3 Low energy lighting for all fixed outlets	£55	£ 72	✔

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.direct.gov.uk/beingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.



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