

25 Harley Road, Cressage Shropshire, SY5 6DF



Stunning extended period cottage with character which has recently undergone an extensive full refurbishment by a reputable builder and is presented to an exceptional standard throughout, UPVC double glazing, electric panel heaters, on street parking, excellent sized rear garden, no vendor chain. The cottage, and especially the garden, must be viewed to be fully appreciated.

Price Guide: £210,000

58 High Street, Much Wenlock, Shropshire TF13 6AE

sales@stentonsproperty.co.uk

T: 01952 728200 01952 883300

www.stentonsestateagents.com

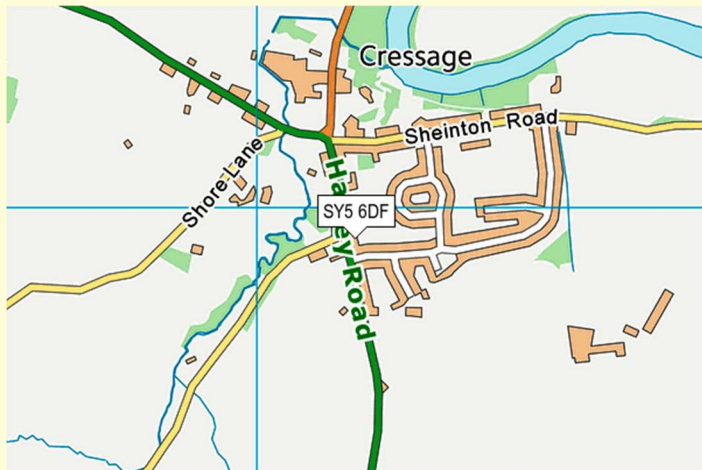
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Cressage is a charming village surrounded by the beautiful Shropshire countryside and boasts a local primary school, shop, doctor's surgery, village hall, and lovely countryside walks.

Cressage is located approximately 8 miles from the historic town of Shrewsbury with its variety of shops and access to the M54 motorway network. Telford town centre is approx 14 miles distant and again has a good shopping centre, excellent transport links and many leisure facilities including an ice skating rink.

A bus service is available from Cressage to the local towns and Much Wenlock is approximately 3 miles distant with its sought after secondary school and local amenities including shops, dentist and various pubs and restaurants.

Location



Local Authority – Shropshire Council
Council tax band To be advised
All mains electricity, drainage and water. Heating is via electric panel heaters. There is no gas in Cressage.





Energy performance certificate (EPC)

25 Harley Road Cressage SHREWSBURY SY3 6DF	Energy rating D	Valid until: 19 December 2033 Certificate number: 2206-3929-9202-7647-9204
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Property type: End-terrace house
Total floor area: 52 square metres

Rules on letting this property

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

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 rating and score

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

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

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

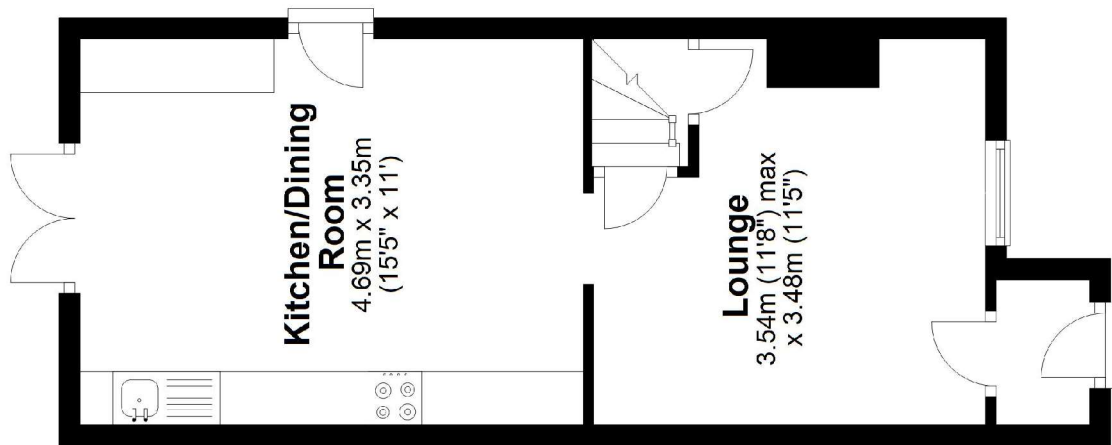
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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		121 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

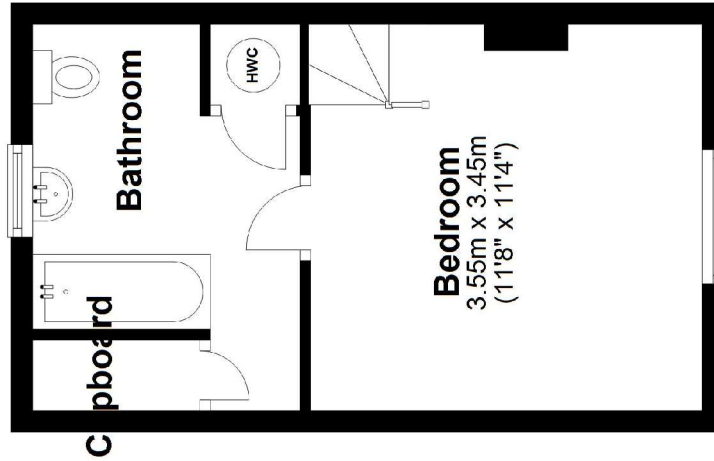
Ground Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.0 sq. feet)



Total area: approx. 55.2 sq. metres (593.8 sq. feet)

Important note: We take great care in preparing our property brochures and the details in these particulars are believed to be correct, but their accuracy is not guaranteed nor do they form part of any contract. For clarification we wish to advise prospective purchasers that these sales particulars are intended as a general guide and none of the statements contained in these details should be relied upon as statements or representations of fact. We have not carried out a survey nor tested the services, appliances, alarms or specific fittings. Room sizes should not be relied upon for carpets and furnishings. You are advised to undertake your own local enquiries and searches and to take advice from your legal representative.