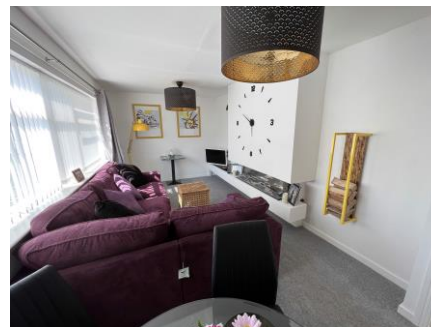




## 2 Stokesay Avenue, Heath Farm, Shrewsbury, Shropshire, SY1 3ES

**£300,000**

A superb recent renovation project has transformed this surprisingly spacious 2 bedroom bungalow. The accommodation includes fabulous 19'3" Kitchen with integrated appliances, impressive Living Room with feature fireplace, 2 Double Bedrooms, 4 piece Bathroom, GCH, DG, Driveway, Garage and Gardens. Must Be Seen For Full Appreciation.



**2 Stokesay Avenue, Heath Farm, Shrewsbury, Shropshire, SY1 3ES Ref: 4517**

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**

Glazed entrance door.

**Impressive Kitchen** 19' 3" x 8' 7" (5.86m x 2.61m)

Beautifully fitted with an excellent range of white gloss fronted units with oak work tops, porcelain tile flooring, tiled surround to work area, inset sink unit. Comprehensive range of integrated appliances include double electric oven, 4 ring induction hob with glass splash back and filter hood above, wine cooler, fridge, freezer, dishwasher and washer dryer. 2 contemporary radiators, double glazed window. Door to Inner Hall, double glazed French doors lead to Conservatory.

**Living Room** 19' 3" x 9' 4" (5.86m x 2.84m)

Contemporary 3 sided electric fire, 2 modern radiators, large double glazed window to the front.

**Conservatory** 13' 9" x 6' 4" (4.19m x 1.93m)

Victorian style conservatory with pattern tile flooring, double glazed French doors to Garden.

**Inner Hall**

**Bedroom 1** 14' 0" x 8' 10" (4.26m x 2.69m)

Contemporary radiator, double glazed window overlooking rear Garden.

**Bedroom 2** 10' 1" x 10' 0" (3.07m x 3.05m)

Further double room with contemporary radiator, double glazed window to the front.

**Bathroom**

Fully refitted with quality 4 piece suite including bath, corner tiled shower cubicle with drench shower and sliding doors, wash basin and WC. Tiled wall areas, contemporary radiator, extractor fan.

**Outside**

The property enjoys an excellent corner plot with gardens to the front and side providing sweeping lawns, trees and shrubs. Driveway provides ample parking for several cars and access to Garage.

**Brick Built Garage**

Double doors and side window.

**Rear Garden**

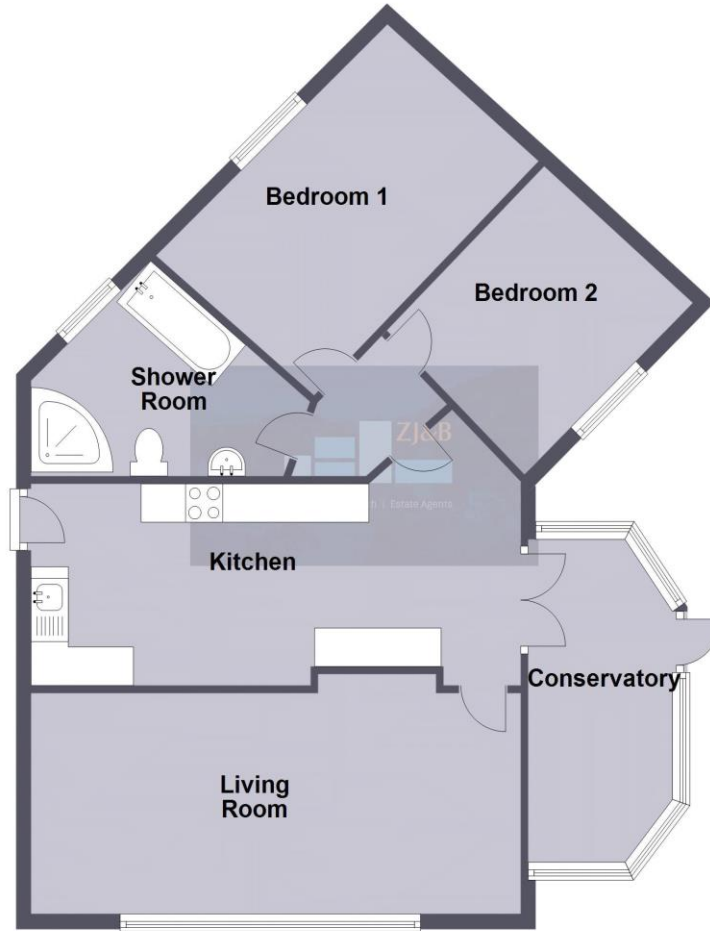
Laid to lawn with fence around.

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.

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

## Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.  
Plan produced using PlanUp.

## FLOOR PLANS FOR GUIDANCE ONLY

07/06/2023, 11:20

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

2, Stokessay Avenue SHREWSBURY SY4 3ES	Energy rating <b>E</b>	Valid until: 11 November 2029 Certificate number: 9598-2978-7279-6471-6984
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**Property type**  
Semi-detached bungalow

**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-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

#### Energy rating and score

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

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



### **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**