



Zaza Johnson & Bath
Estate Agents

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10 Prescott Close, Sutton Farm, Shrewsbury, Shropshire, SY2 6HS

Offers in the Region Of £275,000

A really lovely 3 bedroom semi detached home situated in this popular location within easy access of the town centre and excellent local amenities. Accommodation includes Entrance Hall, Living Room, Sitting Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Store, Attractive Rear Garden, Driveway. GCH & DG. Viewing Recommended.



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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

uPVC double glazed entrance door.

Entrance Hall 12' 1" x 5' 11" (3.68m x 1.80m)
Wood effect flooring, staircase leading to First Floor Landing.

Living Room 22' 2" x 10' 8" (6.75m x 3.25m)
A through room with double glazed window to the front and sliding patio doors leading onto rear garden, 2 radiators.

Sitting Room 9' 1" x 8' 6" (2.77m x 2.59m)
Wood effect flooring, double glazed French doors lead to rear garden, radiator.

Kitchen 14' 2" x 8' 1" (4.31m x 2.46m)
Attractively fitted with an excellent range of base and eye level units, laminate work tops, circular bow and drainer inset, integrated double electric oven and induction hob with filter hood over, tiled splash back, tiled flooring, double glazed window to the side and double glazed door to the rear.

Dining Room 11' 8" x 8' 9" (3.55m x 2.66m)
Wood effect flooring, roof lantern providing excellent natural light, radiator.

Store

First Floor Landing 9' 3" x 6' 6" (2.82m x 1.98m)

Bedroom 1 10' 6" x 10' 5" (3.20m x 3.17m)
Exposed floor boards, radiator, double glazed window overlooking rear garden.

Bedroom 2 11' 5" x 9' 6" (3.48m x 2.89m)
Radiator, double glazed window to the front.

Bedroom 3 6' 11" x 7' 5" (2.11m x 2.26m)
Radiator, double glazed window to the front.

Bathroom 5' 5" x 6' 5" (1.65m x 1.95m)

Garden

Approached onto a gravel patio which extends to a lawn with shrub borders. Further gravel patio to the rear of the garden, enclosed by timber fencing with tree to the rear boundary.

External - Front

Council Tax Band B

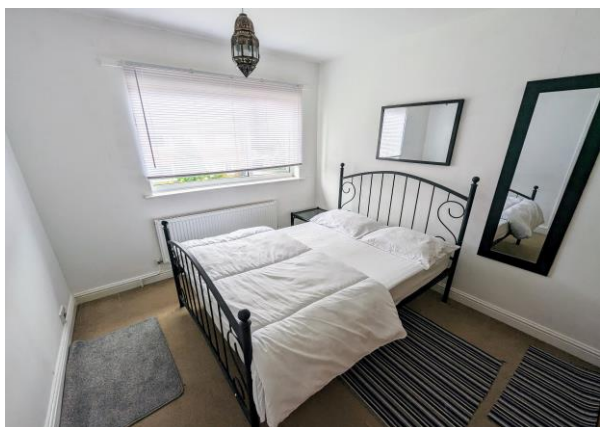
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



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.
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FLOOR PLANS FOR GUIDANCE ONLY



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