



**Zaza Johnson & Bath**  
Estate Agents

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## **1 Allness Close, Telford Estate, Shrewsbury, Shropshire, SY2 5XH**

**£250,000**

This extended 2 bedroom semi detached bungalow enjoys an excellent cul-de-sac setting with views across open countryside to the rear. Accommodation includes:

Porch/Conservatory, Entrance Hall, Living Room, Extended Kitchen/Breakfast Room, 2 Good Sized Bedrooms With Wardrobes, Shower Room. GCH, DG, Driveway And Garage.

No Upward Chain. Popular Residential Area.



## **1 Allness Close, Telford Estate, Shrewsbury, Shropshire, SY2 5XH**

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**

Double glazed entrance door.

### **Enclosed Porch/Conservatory 6' 10" x 7' 1" (2.08m x 2.16m)**

Tiled flooring, double glazed sided window and patio doors to rear garden, double glazed entrance door.

### **Entrance Hall**

Radiator, built in airing cupboard.

### **Living Room 18' 5" x 10' 0" (5.61m x 3.05m)**

Wall mounted Baxi Bermuda gas fire with back boiler supplying domestic hot water and central heating, marble hearth, radiator, double glazed window with fine views over garden and adjoining fields across the River Severn towards Haughmond Hill.

### **Extended Kitchen/Breakfast Room 13' 0" x 9' 9" (3.96m x 2.97m)**

Fitted with good range of wood effect fronted units with laminated work tops, inset sink unit, breakfast bar, tiled surround to work areas, integrated 4 ring gas hob with filter hood above and electric double oven, radiator, double glazed window with fine open views similar to the Living Room, recess ideal for fridge/freezer, 2 useful built in, full height storage cupboards, double glazed door to the rear garden.

### **Bedroom 1 12' 8" x 11' 11" (3.86m x 3.63m)**

Large radiator, double glazed window with open aspect to the front, range of fitted wardrobes to one wall.

### **Bedroom 2 9' 5" x 8' 0" (2.87m x 2.44m)**

Radiator, double glazed window to the front, built in double wardrobe.

### **Shower Room**

Fully tiled with large shower cubicle with electric shower unit, wash basin, WC, heated towel rail, double glazed side window, access to loft.

### **Outside - Front**

The property is approached over a driveway providing ample parking and access to Brick Built Garage. The front garden is laid to lawn and there is a gated pathway to the entrance door.

### **Rear Garden**

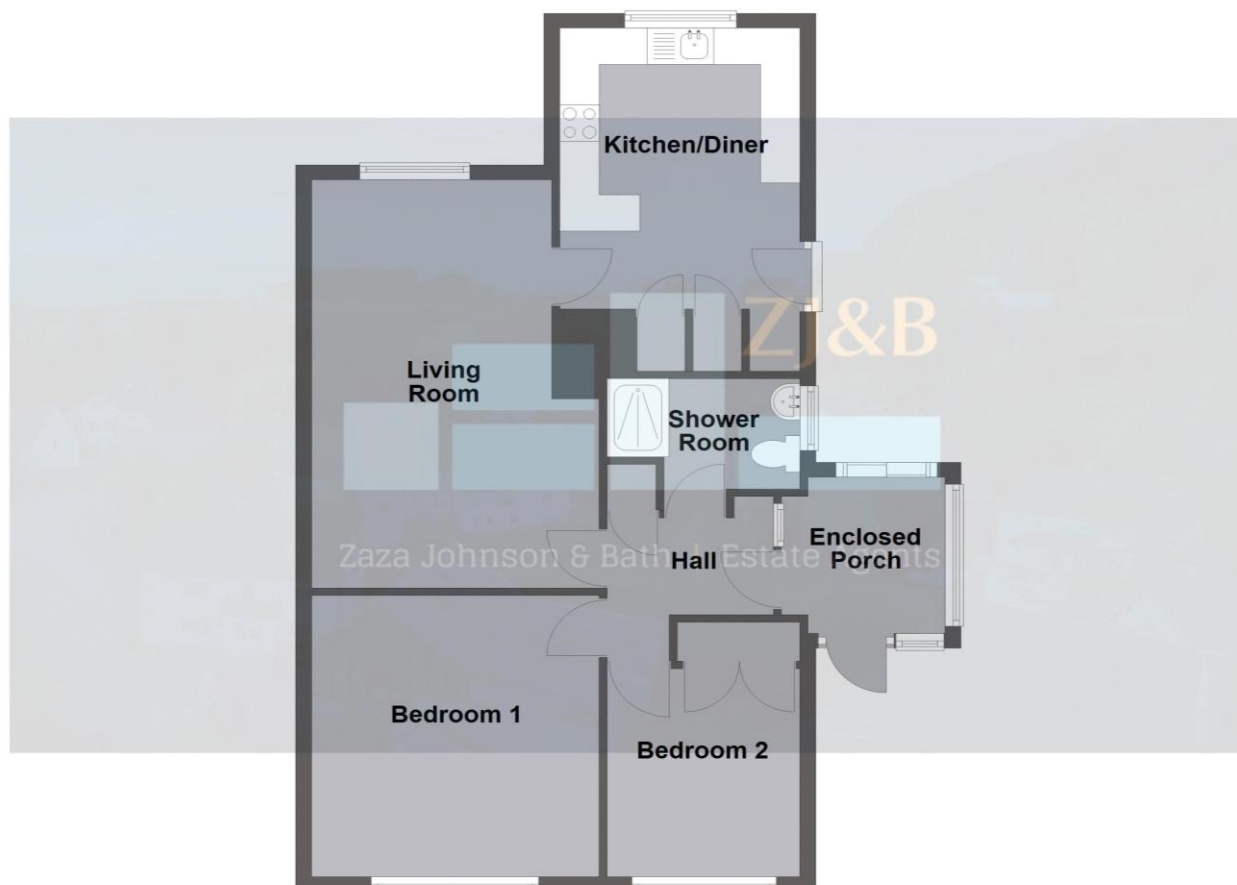
The garden sweeps to the side and rear and is enclosed by hedging and fencing. Large lawn and paved patio with further patio behind the garage. The rear garden provides a patio, artificial lawn and pleasure lawns beyond with good selection of shrubs and trees. Glorious views towards open countryside.

### **Council Tax Band A**

**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.

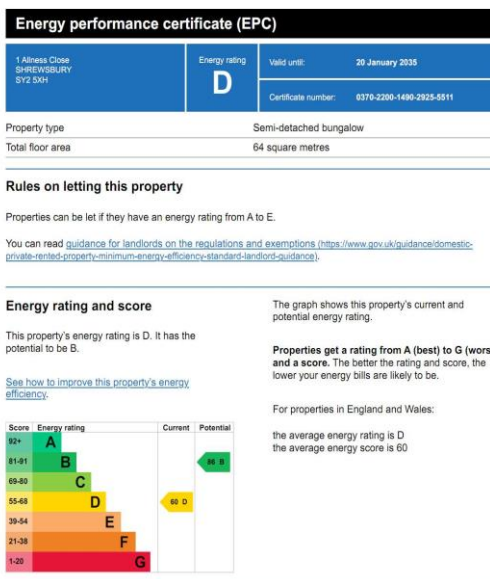
**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor



## 1 Allness Close, Shrewsbury

## 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**