



**Zaza Johnson & Bath**  
Estate Agents

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## **19 Malvern Close, Sutton Farm, Shrewsbury, Shropshire, SY2 6RF**

### **Offers in the Region Of £350,000**

Much loved both inside and out, this lovely 2 bedroom detached bungalow enjoys a spectacular location bordering the Rea Brook Valley Nature Reserve. The bungalow provides comfortable accommodation including: Enclosed Porch, Hall, Living Room, Kitchen/Dining Room, Rear Porch, 2 Double Bedrooms, Shower Room. GCH, DG. Outside There Are Generous Pleasure Gardens And A large Area Of Wooded Terraces With The Rea Brook Beyond. No Upward Chain - We Recommend Arranging An Early Viewing.



## 19 Malvern Close, Sutton Farm, Shrewsbury, Shropshire, SY2 6RF

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 Entrance Porch

Quarry tile flooring, double glazed window with magnificent views over gardens and Reabrook Valley, Leaded glazed entrance door.

### Entrance Hall

Radiator.

### Living Room 17' 2" x 10' 0" (5.23m x 3.05m)

Decorative wooden fire surround with ornamental fire inset, 2 radiators, 2 double glazed bow windows enjoy views over garden and adjoining countryside, decorative ceiling moulding, arched display niche.

### Kitchen/Dining Room 14' 2" x 10' 0" (4.31m x 3.05m)

Fitted with an excellent range of modern cream fronted units, laminated work tops, inset 1 1/2 bowl sink, tiled flooring, 2 radiators, 2 double glazed bow windows, built in cupboard with radiator and shelving, further large store cupboard and cloaks cupboard, stable door to Rear Porch.

### Rear Porch

uPVC double glazed construction with windows, sliding door and tiled flooring.

### Bedroom 1 11' 8" x 11' 1" (3.55m x 3.38m)

Radiator, wall lights, double glazed sliding patio doors lead onto attractive garden.

### Bedroom 2 11' 1" x 10' 11" (3.38m x 3.32m)

Radiator, double glazed window with fine views across the gardens to Reabrook Valley Conservation Area.

### Shower Room

Fitted with contemporary white 3 piece suite including corner shower cubicle, wash basin with cupboard beneath, WC, fully tiled walls, heated towel rail, tiled flooring, double glazed window.

### Garage 18' 6" x 10' 6" (5.63m x 3.20m)

Up and over door, pitched roof, power supply, personal door to garden.

### Formal Gardens

The gardens have been set out and landscaped with a rich variety of plants and shrubs throughout. Approached through double gates onto a wide paved pathway which surrounds the property, the front garden affords a circular central lawn with deep borders and beds around. Bed to the side with specimen grasses and sweeping lawns. To the rear there is a large paved patio with stone wall retaining raised shrub beds and rockeries and further beds and borders beyond.

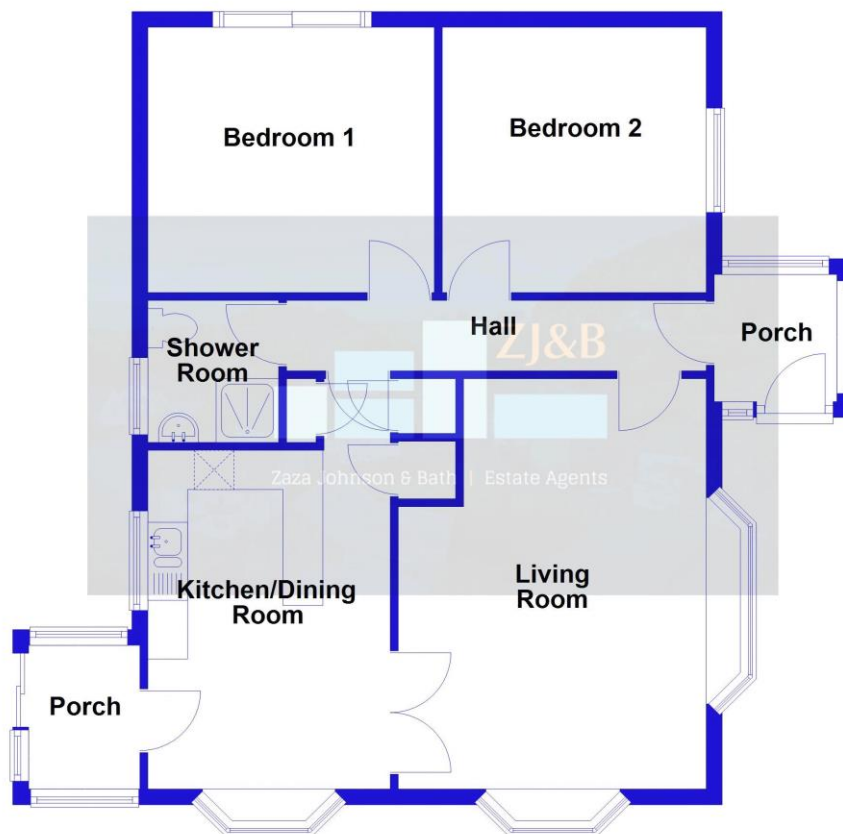
To the right of the formal gardens the previous owner has spent decades creating pathways and planting a wealth of deciduous trees on a bank which leads down to the Reabrook. This provides a further unique feature the the property.

### Council Tax Band D

**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



**19 Malvern 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**