



Zaza Johnson & Bath
Estate Agents

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93 Wenlock Road, Shrewsbury, Shropshire, SY2 6JU

£270,000

This immaculately presented 2 bedroom end cottage is well located in a popular part of Shrewsbury. Enjoying a large 100' long garden, accommodation includes: Enclosed Porch, Living Room, Dining Room, Large Well Fitted Kitchen, 2 Good Sized Bedrooms, Attractive Bathroom, GCH, DG. Driveway. No Upward Chain.

We Highly Recommend Arranging A Viewing.



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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

Double glazed entrance door.

Enclosed Porch

Entrance door.

Living Room 13' 1" x 11' 0" (3.98m x 3.35m)

Ornate cast iron fireplace with tiled hearth and coal effect gas fire inset, storage cupboard set to alcove, radiator, wood effect laminate flooring, 2 double glazed windows to the front.

Inner Hall

Staircase leads to spacious First Floor Landing.

Dining Room 12' 0" x 10' 10" (3.65m x 3.30m)

Radiator with ornate cover, cast iron fireplace, storage cupboard to alcove to one side, wood effect laminate flooring, double glazed French door to the rear garden, useful walk-in understairs cupboard.

Kitchen 15' 0" x 6' 0" (4.57m x 1.83m)

Attractively fitted with units to 2 wall areas, laminated worktops, inset 1 1/2 bow sink unit set to corner, tiled splash to work areas, tile effect laminate flooring. Integrated double electric oven with 4 ring hob, steel splash back and filter hood, under counter fridge and freezer and washing machine. Radiator, double glazed side and rear window overlooking large, well maintained rear garden, double glazed composite door to the side, wall mounted Worcester gas central heating boiler.

First Floor Landing

Radiator with ornate cover.

Bedroom 1 13' 1" x 11' 1" (3.98m x 3.38m)

An attractive room with 2 double glazed windows to the front, radiator, built in wardrobe.

Bedroom 2 12' 0" x 7' 2" (3.65m x 2.18m)

Radiator, double glazed window with open aspect to the rear over garden.

Bathroom

Beautifully fitted with white 3 piece suite including bath with mixer tap and shower above, circular wash basin set to tiled vanity surface, WC, tiled flooring and fully tiled walls, built in airing cupboard with insulated hot water cylinder, excellent range of storage cupboard, double glazed window to the side.

Outside - Front

The property is approached over a gravel driveway providing parking, paved pathway to the entrance door.

Rear Garden

Approached onto artificial lawn with wrought iron railings, beyond which is a paved patio with gravel bed to one side, further extensive artificial lawn with raised gravel bed with variety of shrubs. Further gravel and paved patios with timber summer house and further artificial lawn with block built store and timber shed. The garden extends to over 100 feet in length and is enclosed by timber fencing, gated pedestrian access to the left which leads back round to Wenlock Road across adjoining properties. External lighting point.

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**

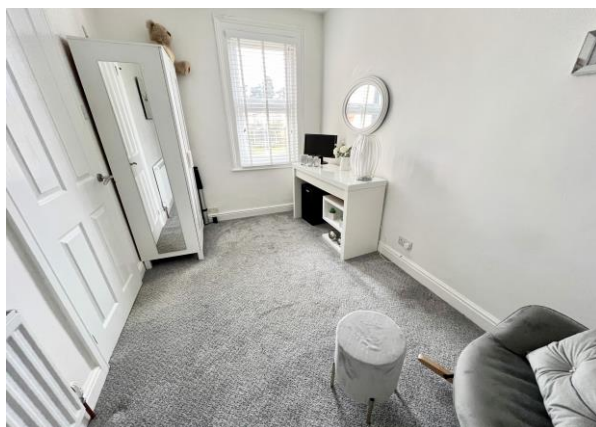
Ground Floor



First Floor



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