



**Zaza Johnson & Bath**  
Estate Agents

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## **22 Carmen Avenue, Belvidere, Shrewsbury, Shropshire, SY2 5NR**

**£325,000**

Benefitting from an impressive extension that really enhances the living space, this 2 bedroom detached bungalow fully merits a viewing. Enjoying a prime cul-de-sac location with attractive south facing rear garden, accommodation provides: Enclosed Porch, Hall, Living Room, Lovely Sun Room, Large Extended Kitchen/Dining Room, 2 Good Sized Bedrooms With Built In Wardrobes, 4 Piece Shower Room, Long Driveway, Garage. GCH, DG. Very Popular Location.



## 22 Carmen Avenue, Belvidere, Shrewsbury, Shropshire, SY2 5NR

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 with side screens.

### Enclosed Porch

Quarry tile flooring, double glazed door with side screen.

### Entrance Hall

Radiator, built in airing cupboard with radiator, also housing Worcester gas fired central heating boiler, access to boarded roof space.

### Living Room 17' 1" x 10' 6" (5.20m x 3.20m)

Feature ornamental stone fireplace with marble inlay and hearth and coal effect gas fire inset, wooden mantle and display shelves, radiator, high level double glazed side window, double glazed sliding patio doors to Sun Room and door to Kitchen/Dining Room.

### Sun Room 11' 5" x 9' 0" (3.48m x 2.74m)

A delightful room with vaulted ceiling and double glazed skylights, ceramic tile flooring, double glazed windows to the side and rear, sliding patio door lead onto rear garden, exposed timbers.

### Kitchen/Dining Room 17' 2" x 9' 11" (5.23m x 3.02m)

A lovey extended room with tiled flooring. Fitted with range of wood fronted units with display cabinet, laminated worktops with tiled surround, inset 1 1/2 bowl sink unit, integrated electric oven, 4 ring gas hob with filter hood over, 2 radiators, ample space for dining table, double glazed window overlooks rear garden, double glazed door to the side.

### Bedroom 1 12' 2" x 12' 2" (3.71m x 3.71m)

Radiator, large double glazed window to the front, excellent range of fitted bedroom furniture including wardrobes, bed side cabinets and cupboards.

### Bedroom 2 9' 9" x 7' 10" (2.97m x 2.39m)

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

### Shower Room

Fitted with 4 piece suite including shower cubicle with folding door and electric shower unit, bidet, wash basin set to vanity surface with cupboard beneath, WC, fully tiled walls and flooring, heated towel rail, range of built in cupboards.

### Outside - Front

The property enjoys an excellent frontage with the garden laid to lawn with shrub borders and tree. Driveway provides ample parking for several cars and access to Garage.

### Brick Built Garage 16' 5" x 8' 0" (5.00m x 2.44m)

Up and over door, power and lighting points.

### Rear Garden

The attractive rear garden is approached on to a paved patio, the delightful garden beyond provides lawns with well established shrubs and trees set to borders including pear and apple trees. Useful garden stores, and enclosed by high level timber fencing and hedging.

### Services

We are informed mains gas, electricity, water and drainage are connected to the property.

### Council Tax Band C

**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**

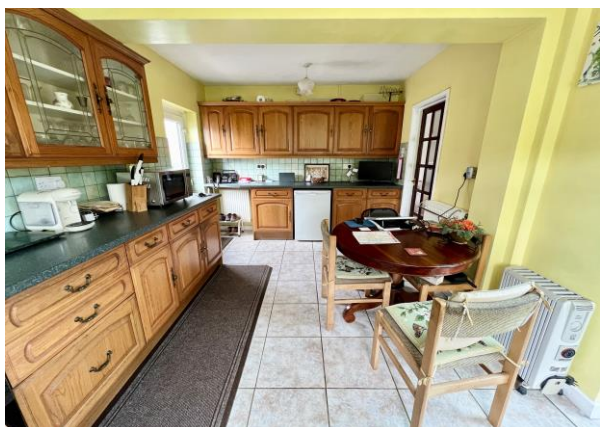
**Ground Floor**



**22 Carmen Avenue, Shrewsbury**

**FLOOR PLANS FOR GUIDANCE ONLY**





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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**