



Zaza Johnson & Bath
Estate Agents

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55 Eric Lock Road West, Bayston Hill, Shrewsbury, Shropshire, SY3 0QA

Offers in the Region Of £260,000

A much loved and well maintained 3 bedroom semi detached home in this very popular village on the outskirts of Shrewsbury. With excellent access to road networks, retails park and supermarkets. The accommodation includes, Entrance Porch, Living Room, Kitchen/Dining Room, 3 Bedrooms and 4 piece Bathroom suite, enclosed, secluded rear garden, Driveway and Garage. GCH, DG. Early 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 with side panel.

Entrance Porch 5' 1" x 5' 7" (1.55m x 1.70m)
Carpeted flooring, a useful storage space for coats and shoes. Glazed door with side panel.

Living Room 19' 2" x 11' 11" (5.84m x 3.63m)
Carpet, radiator, double glazed window to the front, carpeted staircase leading to First Floor Landing.

Kitchen/Dining Room 19' 2" x 10' 9" (5.84m x 3.27m)
Part parquet flooring and carpet. Fitted with base and eye level units with laminate work tops, inset stainless steel sink unit, double glazed window to Conservatory, useful built in storage cupboard and pantry cupboard, radiator, uPVC double glazed door to Conservatory.

Conservatory 8' 10" x 12' 11" (2.69m x 3.93m)
Carpeted, double glazed construction with French doors opening onto rear garden.

First Floor Landing 10' 10" x 5' 5" (3.30m x 1.65m)
Access to loft space, built in cupboard housing recently install Worcester combi gas central heating boiler and over stairs storage cupboard, double glazed window to the side.

Bedroom 1 11' 4" x 10' 6" (3.45m x 3.20m)
Carpet, radiator, double glazed window to the rear, built in wardrobe.

Bedroom 2 10' 8" x 10' 8" (3.25m x 3.25m)
Carpet, radiator, double glazed window to the front, built in wardrobe.

Bedroom 3 6' 4" x 8' 3" (1.93m x 2.51m)
Carpet, radiator, double glazed window to the front.

Bathroom 5' 4" x 7' 5" (1.62m x 2.26m)
Fitted with 4 piece suite including fully tiled shower cubicle with screen and folding door, wash basin, WC and bath, carpet, 2 double glazed windows to the rear, part tiled walls, radiator.

Rear Garden

A lovely secluded rear garden approached onto a paved pathway with lawn beyond. enclosed by hedging Concrete pathway leads to storage unit and outside WC and access to the Garage.

WC 9' 8" x 3' 1" (2.94m x 0.94m)

Store 9' 8" x 3' 1" (2.94m x 0.94m)

Garage 16' 1" x 9' 8" (4.90m x 2.94m)

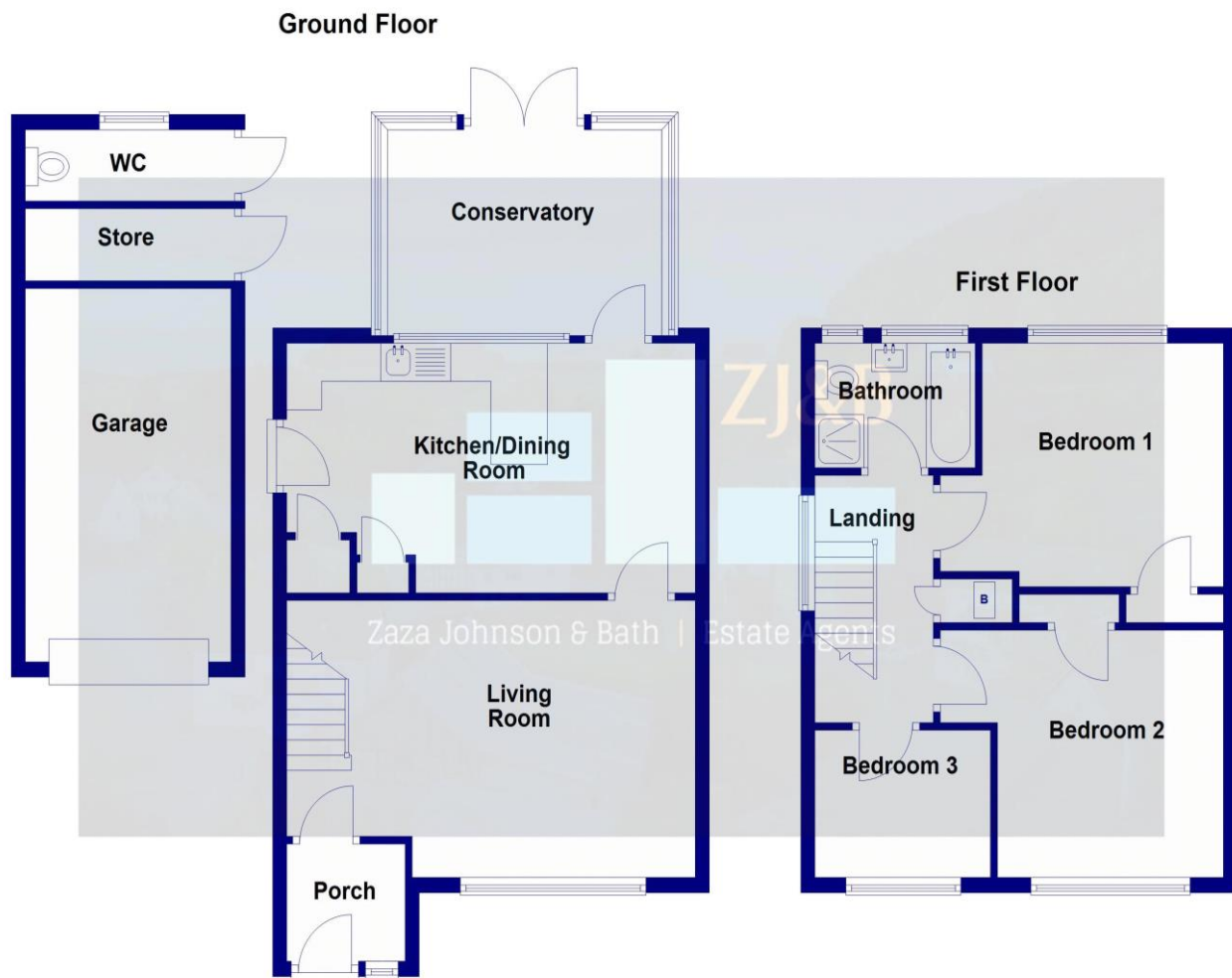
Outside - Front

Concrete driveway providing parking and extends along the side of the property providing access to the Garage and rear garden. The front garden is laid to lawn with shrubs set around.

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**



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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