



**Zaza Johnson & Bath**  
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



## **36 Wingfield Gardens, Ditherington, Shrewsbury, Shropshire, SY1 4BS**

**£135,000**

This much loved 2 bedroom terraced house provides spacious accommodation which provides further potential. Set in beautiful well stocked gardens, the property offers:

Hall, Living Room, Modern Kitchen/Breakfast Room, Ground Floor WC,  
2 Bedrooms, Shower Room, GCH, DG. Convenient Location And  
Well Positioned Towards The End Of The Cul-de-sac. No Upward Chain.



## **36 Wingfield Gardens, Ditherington, Shrewsbury, Shropshire, SY1 4BS**

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**

#### **Canopied Storm Porch**

Double glazed composite entrance door.

#### **Entrance Hall**

Staircase leads to First Floor Landing.

#### **Living Room** 13' 6" x 15' 2" (4.11m x 4.62m)

Ornamental brick built fire place, fuel effect gas fire set to quarry tile hearth, radiator, double glazed bay window to the front.

#### **Kitchen/Dining Room** 13' 3" x 8' 10" max 7' 0" min (4.04m x 2.69m/2.13m)

Fitted with contemporary cream fronted units with laminated worktops and glazed tile splash backs, inset sink unit, wall mounted Vailant gas fired central heating boiler. Integrated electric oven, 4 ring gas hob with steel splash back and filter hood above, ample space for further appliances, 2 double glazed windows overlooking rear garden, double glazed composite door to rear garden.

#### **Inner Lobby**

Under stairs storage cupboard.

#### **Downstairs WC**

Fitted with 2 piece white suite including wash basin and WC, half tiled walls, radiator.

#### **First Floor Landing**

Useful overhead store cupboard, access to roof space, radiator.

#### **Bedroom 1** 13' 7" x 10' 6" plus recess (4.14m x 3.20m)

Range of fitted wardrobes and dressing table to one wall, radiator, built in airing cupboard with hot water cylinder, double glazed window to the front.

#### **Bedroom 2** 10' 0" x 9' 0" (3.05m x 2.74m)

Radiator, double glazed window overlooking delightful rear garden with open aspect beyond.

#### **Shower Room** 7' 0" x 6' 5" (2.13m x 1.95m)

Fitted with walk in shower cubicle with Triton electric shower unit over, wash basin and WC, radiator, double glazed window overlooking rear garden.

#### **Outside - Front**

Attractive front garden enclosed by fencing with gate onto pathway which leads to the entrance door. The front garden provides intersecting paved pathways and well stocked beds and borders containing a variety of plants.

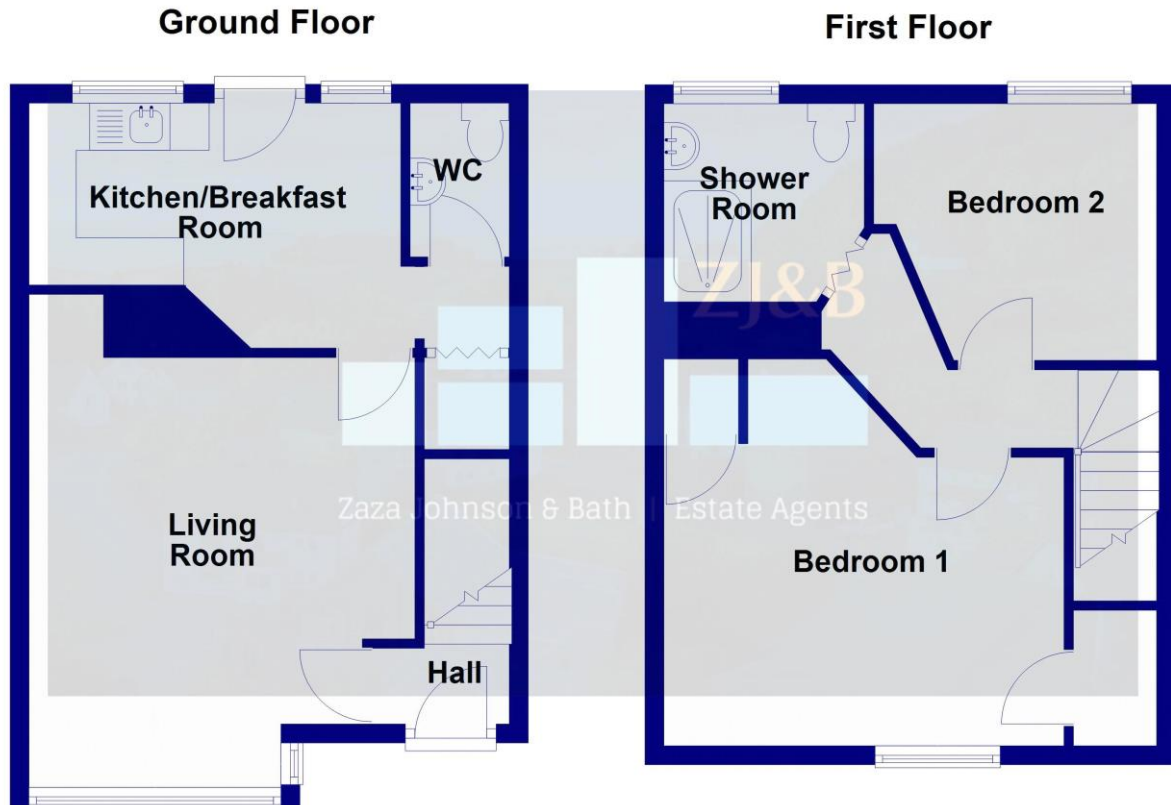
#### **Rear Garden**

Approached onto a paved patio, the central garden is laid to lawn with variety of shrubs set around, deep shrub bed beyond, greenhouse to one corner and useful garden store. The rear garden is a great feature of the property, enjoying a westerly facing aspect. Residents' pathway provides access back to the front of the properties.

#### **Council Tax Band B**

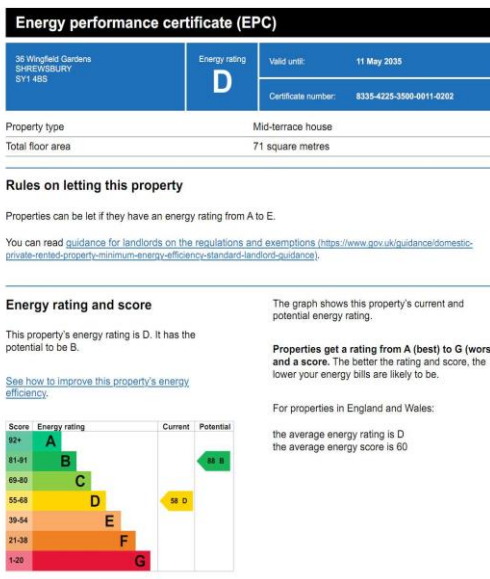
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



## 36 Wingfield Gardens, 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**