



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



Cedarways, Plealey Lane, Longden, Shrewsbury, Shropshire, SY5 8ET

£400,000

This superb 3 bedroom detached bungalow, located in a popular village south west of Shrewsbury, is set in beautiful extensive gardens which border open countryside and enjoys extensive views. The spacious accommodation provides: Generous Entrance Hall, Living Room, Large Kitchen/Dining Room, Rear Lobby, WC. 3 Good Sized Bedrooms, Shower Room. GCH, DG, Garage. We Highly Recommend Arranging An Early Viewing.
No Upward Chain.



Cedarways, Plealey Lane, Longden, Shrewsbury, Shropshire, SY5 8ET

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

Recessed Porch with quarry tile flooring, double glazed entrance door with matching side screen.

Spacious 'T' Shape Entrance Hall

Radiator, access via loft ladder to extensively boarded roof space, Vailant gas fired central heating boiler.

Living Room 20' 1" x 11' 0" (6.12m x 3.35m)

Attractive wooden fire surround with inlay and hearth, double radiator, dual aspect double glazed windows to side and front.

Kitchen/Dining Room 20' 11" x 10' 2" (6.37m x 3.10m)

Kitchen Area - fitted with an excellent range of wood fronted units with laminated worktops, inset sink unit, integrated gas hob with extractor hood above, double electric oven, under counter fridge and freezer, tiled flooring to the Kitchen Area, double glazed window with outstanding views across the garden and adjoining countryside. The Dining Area - radiator, double glazed side window.

Rear Porch

With Utility Area, tiled flooring and double glazed side door.

WC

Fitted with 2 piece white suite providing wash basin and WC, tiled wall sections, radiator, double glazed rear window.

Bedroom 1 12' 1" x 11' 0" (3.68m x 3.35m)

A lovely double room with radiator and double glazed window overlooking front garden.

Bedroom 2 10' 11" x 10' 0" (3.32m x 3.05m)

Radiator, double glazed window enjoying views over the garden and adjoining countryside.

Bedroom 3 10' 2" x 7' 10" (3.10m x 2.39m)

Currently used as a Study with radiator, double glazed sliding patio doors lead to Conservatory.

Conservatory 10' 10" x 10' 6" (3.30m x 3.20m)

Victorian style Conservatory of brick and uPVC double glazed construction with power supply.

Shower Room

Fitted with white suite including tiled shower cubicle, wash basin and WC, half tiled to further walls, extractor, radiator, double glazed window to the rear.

Front Garden

Ornate double wrought iron gates lead onto wide tarmacadam driveway with block paved edging providing ample parking and access to Garage. The front garden is mainly laid to lawn with herbaceous beds and borders, selection of shrubs and enclosed by hedging. Pathway leads to the side of the property with a spacious flagged patio with central feature, lighting point and timber shed.

Garage 23' 10" x 9' 1" (7.26m x 2.77m)

Block built with pitched roof, roller shutter door, power and lighting points and personal door to the side.

Rear Garden

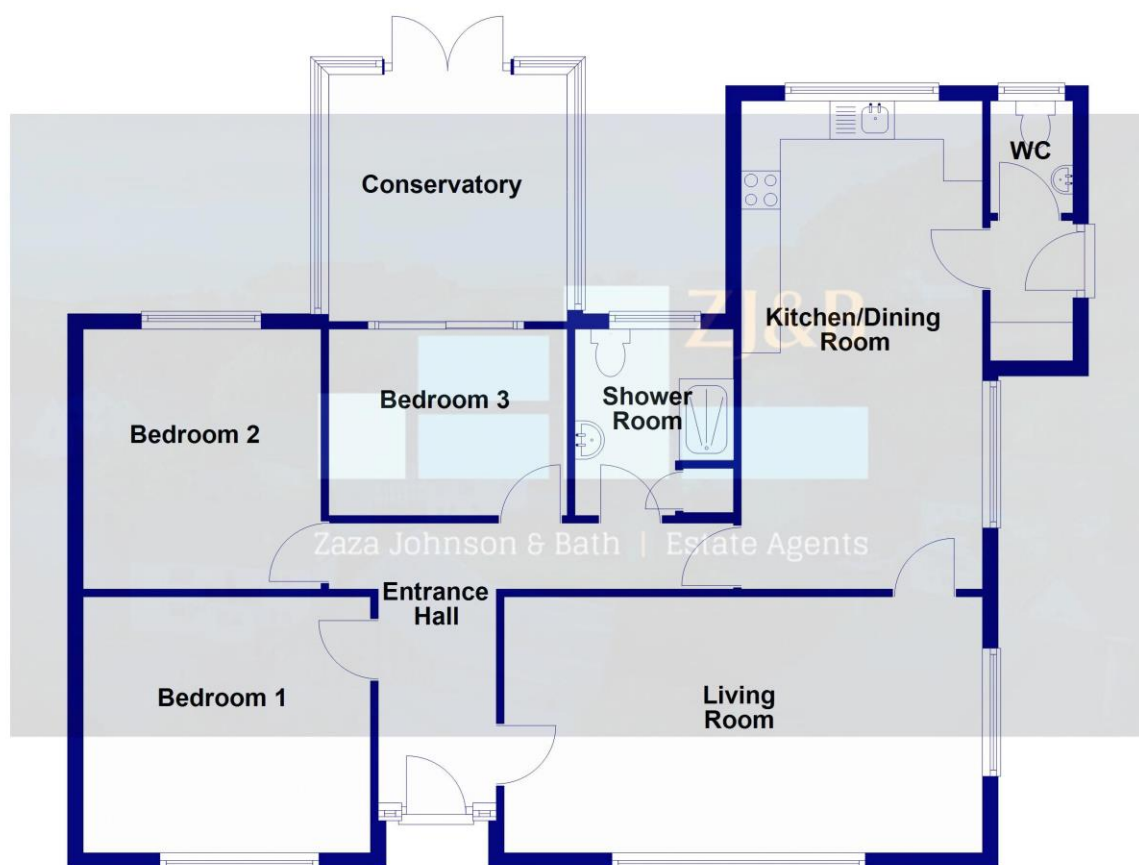
The extensive garden is a particular feature of the property, approached onto a paved sun terrace. The main garden has a sweeping lawn with shrub beds and borders containing a rich variety of plants and trees. Wooden frame greenhouse to one side with raised flower/vegetable bed. Selection of fruit trees set around the garden, soft fruit bed with strawberries and currents, this area of garden is enclosed by hedging. Gate leads through to a secret garden. A triangular shape with timber shed and trees. Laid to lawn and enclosed by fencing and hedging.

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



Cedarways, Longden

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