



Zaza Johnson & Bath
Estate Agents

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18 Percy Street, Greenfields, Shrewsbury, Shropshire, SY1 2QF

£325,000

A most attractive, extended 2 bedroom semi detached house located in this popular and within easy walking distance of the town centre and railway station. The accommodation includes Entrance Porch, Entrance Hall, Living Room, Fabulous Extended Kitchen/Dining/Family Room, Useful Cellar/Utility Room and WC, 2 Bedrooms and Bathroom. Good Size Garden With Productive Vegetable Garden. DG & GCH.
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

Entrance Porch

Tiled floor, uPVC double glazed entrance door, electric consumer unit.

Entrance Hall 10' 7" x 3' 0" (3.22m x 0.91m)

Period tile flooring, staircase leading to First Floor Landing.

Living Room 9' 11" x 10' 0" (3.02m x 3.05m)

Carpet, radiator, double glazed bay window with shutter blinds, fireplace with oak mantle and slate hearth electric stove inset, shelving to one alcove.

Open Plan Kitchen, Dining & Sitting Room 29' 1" x 13' 5" (8.86m x 4.09m)

A wonderful extended room with oak flooring throughout. The Kitchen is fitted with base and eye level units with plinth lighting, laminate work top, 4 ring electric hob, double oven and extractor hood above, inset sink unit with boiling water tap, space for further appliances. Contemporary navy radiator. fireplace with wooden mantle (electric fire not included), double glazed lantern providing excellent natural lighting, further radiator, underfloor heating, wired in speaker system, navy aluminium bi-folding doors lead to rear garden, aluminium navy door leading to the side. Door to Cellar.

Cellar/Utility Room 9' 7" x 9' 8" (2.92m x 2.94m)

Exposed brick flooring, single glazed window, kitchen units with work tops, stainless steel sink, plumbing for washing machine. Wall mounted Ideal boiler, radiator.

WC 13' 2" x 2' 7" (4.01m x 0.79m)

First Floor Landing

Small single glazed window to the side.

Bedroom 1 13' 7" x 11' 3" (4.14m x 3.43m)

Exposed floor boards, double glazed window to the rear, radiator, door to Bathroom.

Bedroom 2 13' 5" x 9' 10" (4.09m x 2.99m)

Exposed floor boards, double glazed window to the front, radiator, useful built in wardrobe.

Bathroom 8' 5" x 7' 5" (2.56m x 2.26m)

Fitted with 4 piece suite including floating vanity unit with drawers and wash basin inset, WC, large shower cubicle, bath with tiled surround, double glazed window to the rear, extractor fan, chrome towel radiator, built in shelved storage.

Rear Garden

Approached onto a paved patio, sleepers to the side with shelf for pots and plants, steps lead up to further patio/pathway with wild garden. Fence with gated access through to productive vegetable garden with raised bed, paved pathway to the rear, space for greenhouse and sheds. The garden is enclosed by hedging and fencing with trees and shrubs set round giving great privacy. Gated access to the side and shared pathway leading to the front.

External - Front

Block paved brick pathway leading to entrance door. Slate bed with shrub border, low brick wall to the front.

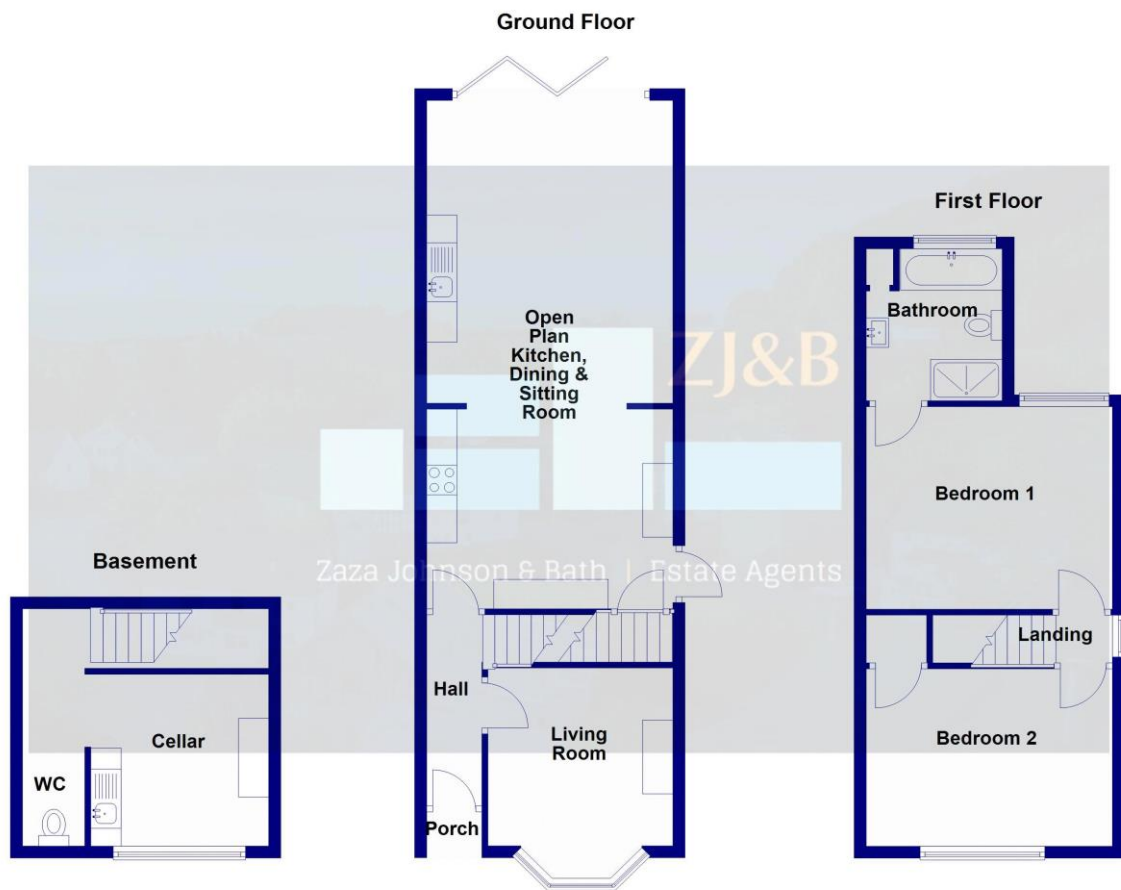
Services

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

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**



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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