



Zaza Johnson & Bath
Estate Agents

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57a Longden Road, Shrewsbury, Shropshire, SY3 7HU

Offers in the Region Of £520,000

A fabulous newly built 4 bedroom detached house with generous garden and large driveway providing parking for several cars. Located in a popular area and within walking distance of the town centre, excellent schools and retail parks a short distance away. The accommodation includes Entrance Hall, Study, Living Room, Cloakroom, Kitchen/Day Room, 4 Bedrooms, En-suite Shower Room and Family Bathroom. DG, Solar Panels, air source heat pump and Heatmiser controls.
Early Viewing Highly 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

Double glazed composite entrance door.

Entrance Hallway

Oak style vinyl flooring, spotlight useful under stairs cupboard, staircase leads to First Floor Landing.

Living Room 16' 4" x 9' 5" (4.99m x 2.87m)

Oak door, newly fitted carpet, Heatmiser thermostat, uPVC double glazed bay window.

Study 10' 7" x 7' 4" (3.22m x 2.24m)

Oak door, newly carpeted, Heatmiser thermostat, uPVC double glazed window, spot lighting.

Cloakroom 7' 4" x 2' 11" (2.24m x 0.89m)

Oak door, fitted with white suite including wash basin set to vanity unit, WC, uPVC double glazed side window, extractor fan.

Kitchen/Day Room 23' 11" x 19' 9" (7.28m x 6.01m)

This generous room provides excellent family space and has been beautifully fitted with grey shaker style units. Work tops with inset 1 1/2 bowl sink unit, double glazed window to the side, matching island unit with breakfast bar. Integrated appliances include double oven, induction hob, filter hood, dishwasher, fridge and freezer. Spot lights, vinyl flooring, 2 double glazed French doors providing excellent natural lighting and leading onto patio and rear garden.

Utility Room 11' 8" x 5' 1" (3.56m x 1.55m)

Oak door, fitted with grey shaker style base units to match the Kitchen, Monsoon extractor fan, Solax solar panel electrical fuse board, Daikin heat pump boiler.

First Floor Landing

Access to roof space.

Bedroom 1 14' 0" x 9' 5" (4.26m x 2.86m)

Oak door, newly fitted carpet, uPVC double glazed bay window, spotlighting, aerial point, radiator, double built-in wardrobe.

En-suite Shower Room 7' 6" x 6' 2" (2.28m x 1.87m)

Oak door, fitted with white 3 piece suite including shower cubicle with thermostatic rainfall shower, wash basin set to vanity unit, WC, chrome heated

towel rail, extractor fan, uPVC double glazed window,

Bedroom 2 12' 0" x 9' 5" (3.66m x 2.87m)

Oak door, newly carpeted, built-in double wardrobe, aerial point, uPVC double glazed window, radiator.

Bedroom 3 12' 0" x 10' 3" (3.66m x 3.13m)

Oak door, newly fitted carpeted, uPVC double glazed window, radiator, aerial point, built-in double wardrobe.

Family Bathroom 10' 7" x 7' 4" (3.22m x 2.24m)

Oak door, fitted with white 4 piece suite including double shower cubicle with thermostatic shower and rainfall head, bath with shower attachment, wash basin set to vanity unit, WC, chrome heated towel rail, oak effect vinyl flooring, spot lights, extractor fan, uPVC double glazed window.

Bedroom 4 8' 3" x 7' 4" (2.51m x 2.24m)

Oak door, newly carpeted, uPVC double glazed window, aerial point, spot lights.

Outside - Front

The property is approached over a large Tarmac driveway providing ample parking for several cars. Enclosed by fencing to either side and brick wall to the front. Pathways to both sides of the property provide access to the rear.

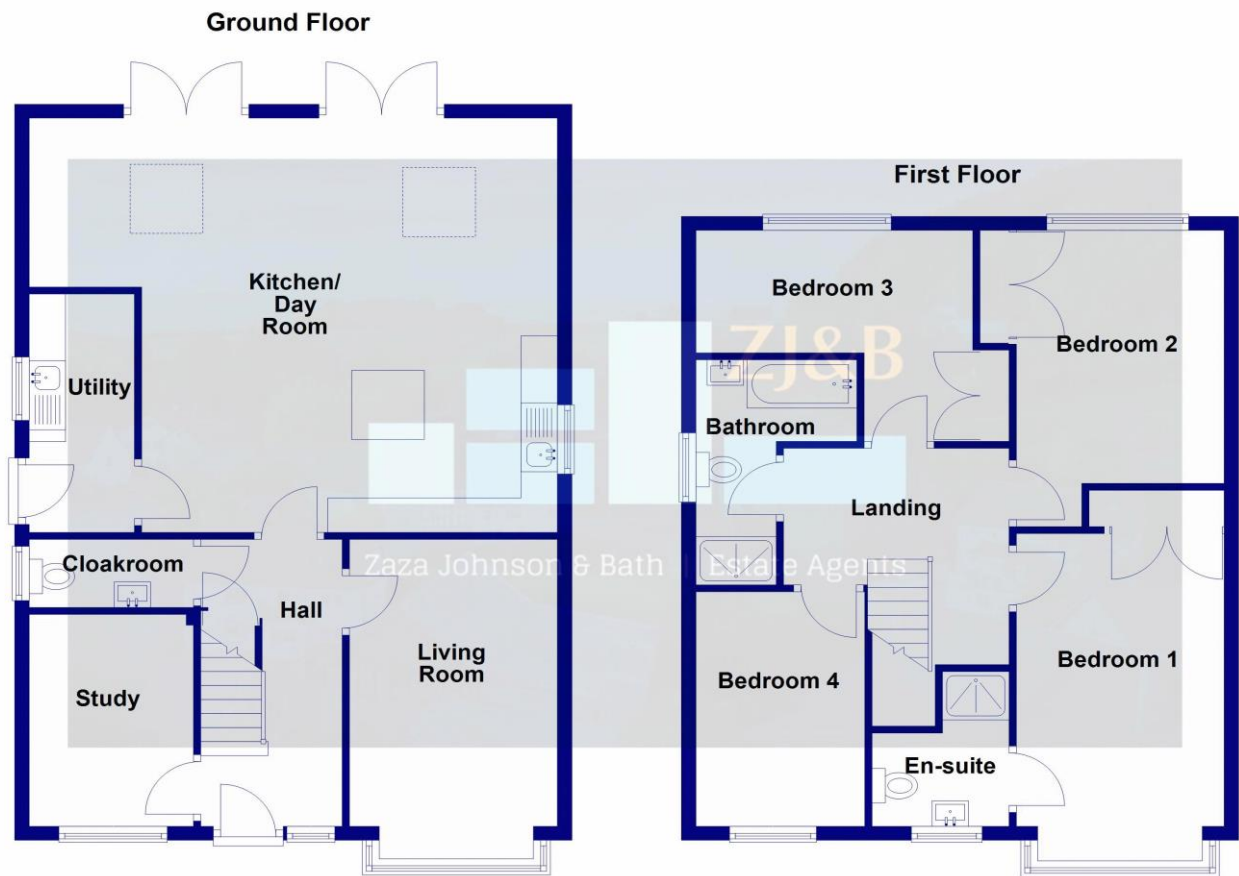
Rear Garden

A good size garden approached onto a paved patio with large area of lawn beyond. Pathway with gravel borders leads to the rear of the garden where there is a gravel patio and garden shed. External lighting.

Council Tax Band 2

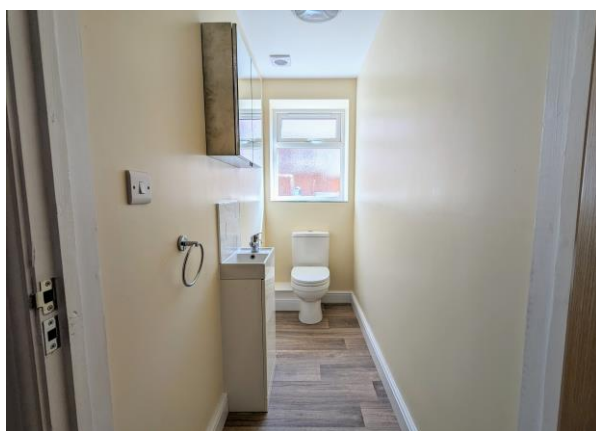
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



57b Longden Road

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