



Zaza Johnson & Bath
Estate Agents

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103 Judith Butts Gardens, Monkmoor, Shrewsbury, Shropshire, SY2 5SD

Offers in the Region Of £205,000

A well proportioned 3 bedroom semi-detached house with a good size garden. Located within easy access of local amenities and Shrewsbury town centre. The accommodation includes Entrance Hall, Living Room, attractive, generous, Kitchen/Dining Room, covered side access with 2 useful Stores, 3 Bedroom and Bathroom. DG. GCH



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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 window.

Entrance Porch 2' 10" x 6' 6" (0.86m x 1.98m)
Opening to

Entrance Hall 12' 7" x 5' 11" (3.83m x 1.80m)
Tiled flooring, radiator, carpeted staircase to First Floor Landing, under stairs storage.

Living Room 12' 7" x 12' 6" (3.83m x 3.81m)
Wood effect laminate flooring, radiator, double glazed window to the front, fireplace with wooden mantle and tiled hearth, gas fire inset, opening to

Kitchen/Dining Room 9' 3" x 18' 10" (2.82m x 5.74m)
Tiled flooring, 2 radiators, double glazed window to the rear, double glazed patio doors lead onto rear garden. Fitted with grey gloss base and eye level units with laminate work tops, inset stainless steel sink unit with mixer tap, 4 ring electric hob with extractor hood above and electric oven below, space and plumbing for washing machine. uPVC double glazed door to Covered Side Porch with, 2 useful outbuildings and gated access to rear garden.

First Floor Landing 8' 3" x 6' 0" (2.51m x 1.83m)
Access to loft space, double glazed window to the side, built in airing cupboard housing gas combi boiler.

Bedroom 1 12' 10" x 9' 10" (3.91m x 2.99m)
Carpet, radiator, double glazed window to the front.

Bedroom 2 9' 3" x 11' 0" (2.82m x 3.35m)
Carpet, radiator, double glazed window to the rear, built in shelving unit.

Bedroom 3 7' 11" x 8' 9" (2.41m x 2.66m)
Wood effect laminate flooring, radiator, built in single wardrobe, double glazed window to the front.

Bathroom 5' 7" x 7' 6" (1.70m x 2.28m)

Frosted double glazed window to the side, radiator, tiled flooring. Fitted with 3 piece suite including bath with electric shower above, wash basin and WC, half tiled walls.

Rear Garden

A generous size plot, mainly laid to lawn and enclosed by fencing. There is a concrete base and paved patio, gravel and shrub beds and borders, base for shed. The garden offers great potential.

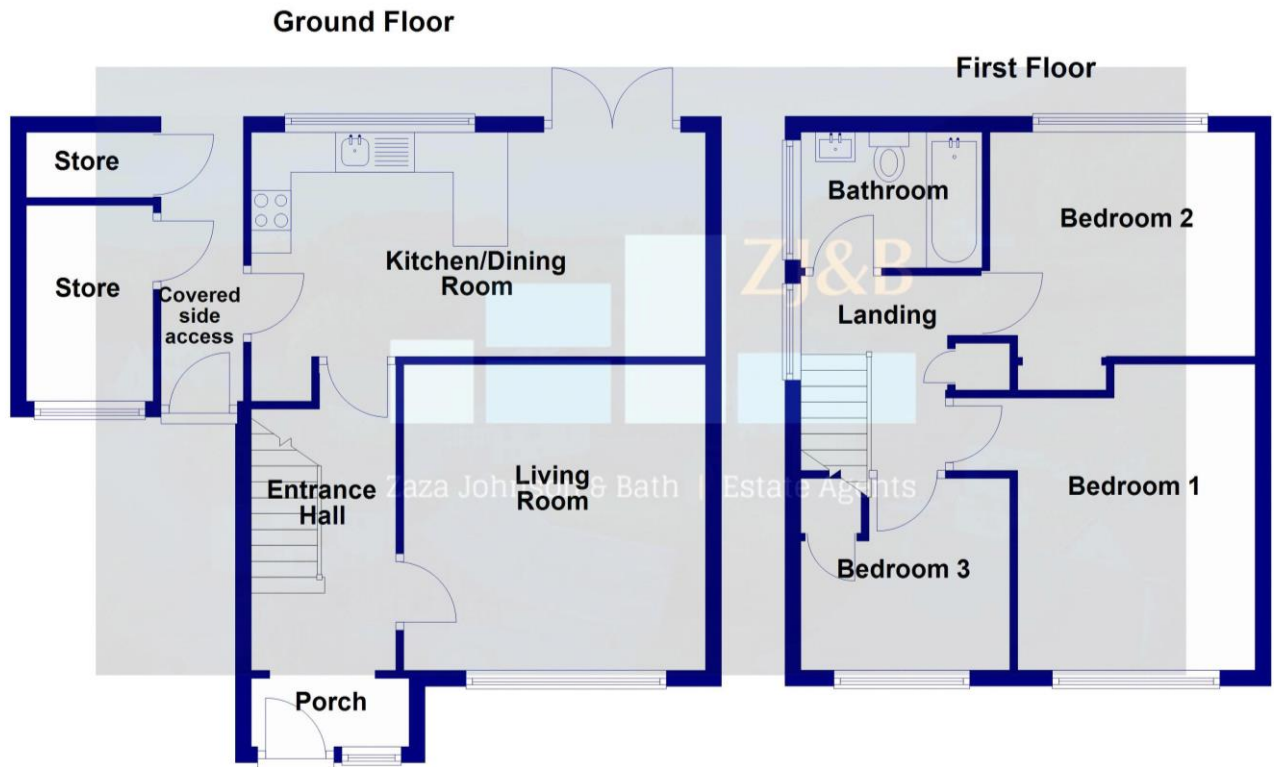
Outside - Front

The property is tucked away in a corner position and approached via a foot path. There is gated access to the property with paved pathway leading to the entrance door, stone bed and shrub beds around. Gated access to the side providing access to the rear garden. There is communal parking at the front of the property.

Council Tax Band A

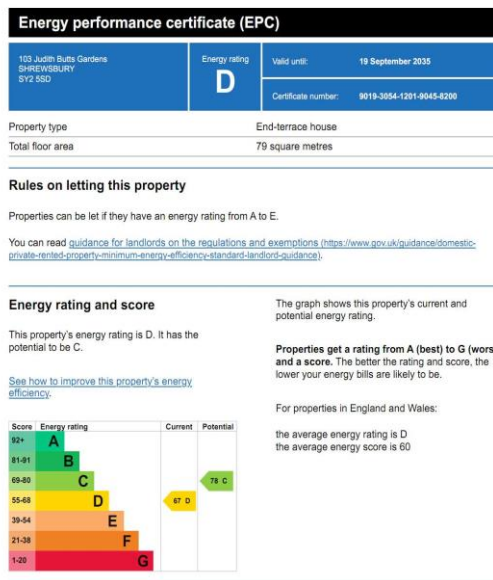
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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