



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



10 Little Harlescott Lane, Harlescott, Shrewsbury, Shropshire, SY1 3PD

Offers in the Region Of £200,000

A spacious and well-loved 3-bedroom semi-detached home, offering excellent potential for modernisation. Ideal for buyers seeking a renovation project. In need of general updating throughout, the accommodation comprises: entrance hall, open-plan living/dining room, kitchen, lean-to, three bedrooms, and a family bathroom. Externally, the property benefits from a good-sized private rear garden, a driveway providing off-road parking, and a single garage. Offered for sale with no upward chain, presenting a fantastic opportunity for a wide range of buyers.



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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.

Entrance Hall 9' 5" x 5' 11" (2.87m x 1.80m)

Timber panel glazed entrance door, carpet, staircase to first floor landing, window to side aspect

Open plan living/dining room 21' 7" x 13' 5" (6.57m x 4.09m)

Bay window to front aspect, x2 radiators, aluminium sliding patio doors lead to garden

Kitchen 8' 6" x 8' 9" (2.59m x 2.66m)

Vinyl flooring, wall and floor base kitchen units, laminate worktop, stainless steel sink unit, under stairs cupboard, Worcester combi boiler, window to rear aspect

Leant-to 18' 7" x 6' 0" (5.66m x 1.83m)

Carpeted, window to rear, door leading to garden, door leading to driveway, side door leading to garage

First Floor Landing 7' 5" x 5' 11" (2.26m x 1.80m)

Access to loft, window to side access

Bedroom 1 10' 6" x 12' 9" (3.20m x 3.88m)

Carpeted, X2 wardrobes, window to front aspect, radiator

Bedroom 2 11' 10" x 8' 7" (3.60m x 2.61m)

Carpeted, radiator, window to rear aspect, built in wardrobe

Bedroom 3 8' 0" x 8' 11" (2.44m x 2.72m)

Carpeted, radiator, window to front aspect

Shower/Wet Room 5' 5" x 7' 8" (1.65m x 2.34m)

Vinyl flooring, WC, hand basin, wet room area with electric shower, X2 windows rear and side aspect, electric towel radiator, shaving point, blow heater

Rear Garden

Laid to lawn, enclosed by fencing and hedging, shrubbery borders, slabbed patio area

Garage 27' 11" x 8' 1" (8.50m x 2.46m)

2 windows, double door access to front

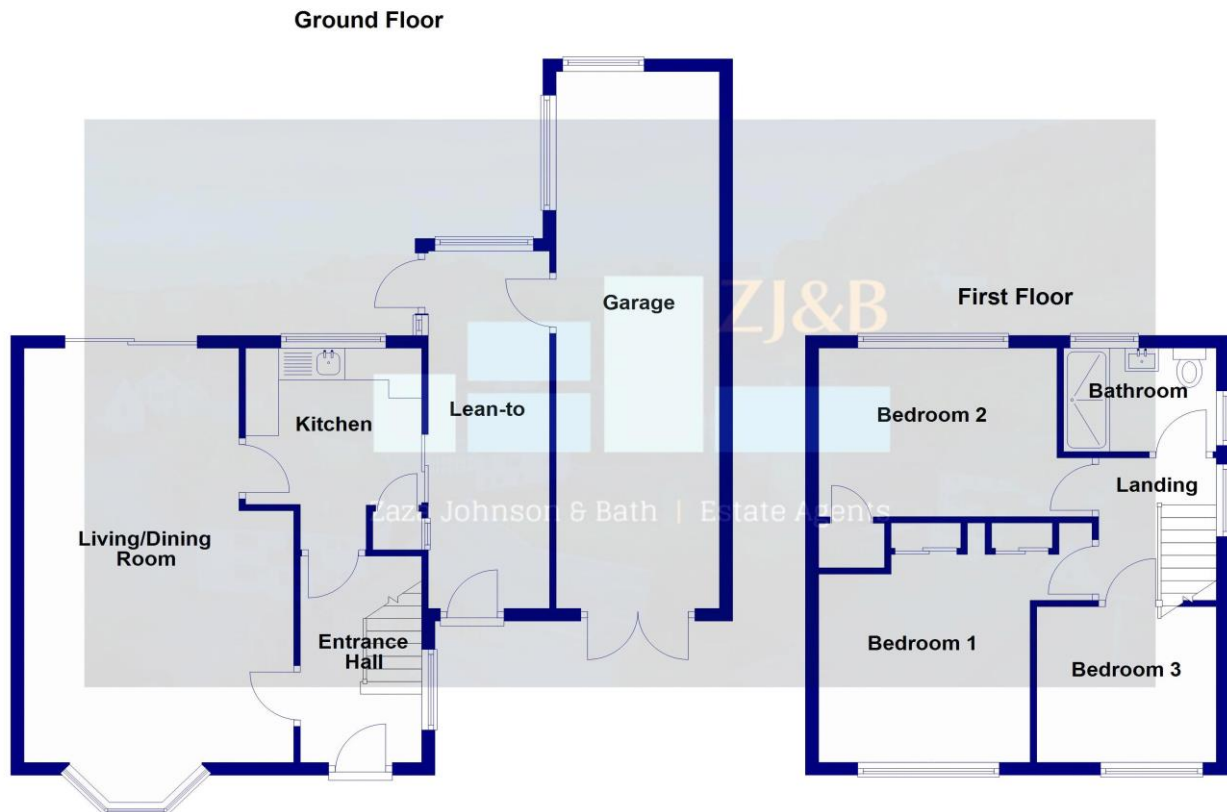
External - Front

Mix of slab and concrete driveway leading to garage, lawn area with shrubbery beds, enclosed by fencing to both sides and brick wall to front

Council Tax Band B

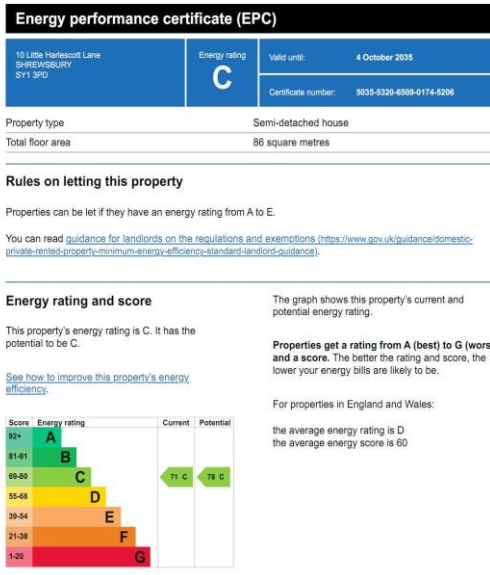
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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