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Estate Agents

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8 Walton Road, Reabrook, Shrewsbury, Shropshire, SY3 7QJ

£300,000

This rare 3-bedroom detached chalet-style property is sure to appeal to a range of buyers.

The well-presented, versatile accommodation provides: Entrance Hall, guest WC, generous Living/Dining Room, modern Kitchen, large quality Conservatory, ground floor Bedroom with enclosed shower cubicle, 2 first floor Bedrooms with range of integrated furniture, modern Shower Room, Drive and Garage. Great location close to a range of shops, nature reserve and a convenient distance from the town centre.

Early viewing is recommended. NO UPWARD CHAIN.



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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.

The property enjoys an excellent position with an array of excellent local shops and facilities. The development is located within the loop of the Reabrook Valley Nature Reserve and the property is within easy reach of the town centre.

The accommodation comprises

Double glazed entrance door with side window.

Spacious Entrance Hall

Ceramic tile flooring, radiator, door to Garage, staircase leads to First Floor Landing.

Cloakroom/WC

Ceramic tile flooring, wash basin & WC, half tiled walls, radiator, double glazed window to the side.

'L' Shape Living/Dining Room 17' 2" x 15' 6" max 9' 6" min (5.23m x 4.72m/2.89m)

A generous room with a large double glazed window to the front, a large under stairs storage cupboard, 2 radiators.

Kitchen 9' 10" x 9' 2" (2.99m x 2.79m)

Attractively fitted with a good range of cream fronted units including wine rack and glass fronted display cabinet, open shelving, wood effect laminate worktops to 3 wall areas, Lamona sink unit, ample space for a variety of appliances, double glazed window overlooking attractive, private rear garden, double glazed door to the side, radiator.

Ground Floor Bedroom - With Shower 11' 9" x 10' 3" (3.58m x 3.12m)

Radiator, enclosed shower cubicle, double glazed sliding patio doors lead through to Conservatory. Could alternatively be used as an additional reception room.

Conservatory 11' 6" x 8' 7" (3.50m x 2.61m)

Of brick and uPVC double glazed construction with pitched glass roof, French doors open onto rear garden.

First Floor Landing

Range of built in storage cupboards, built in airing cupboard housing Worcester gas fired central heating boiler.

Bedroom 1 13' 8" x 11' 6" (4.16m x 3.50m)

Good range of built in bedroom furniture, double glazed window to the front, under eaves storage space, radiator.

Bedroom 2 12' 1" x 6' 11" (3.68m x 2.11m)

Again, with a range of fitted wardrobes, dressing table and high level store cupboards, double glazed window overlooking rear garden, access to useful under eaves storage space, radiator.

Shower Room

Attractively fitted with contemporary white suite including large shower cubicle, wash basin and WC, Italian style tile flooring, tiled walls, radiator, double glazed rear window.

Outside

To the front is a delightful garden, laid to lawn with selection of trees and shrubs. Driveway provides parking and access to Garage.

Garage 16' 0" x 7' 9" (4.87m x 2.36m)

Electric roller door, door to the side and door to Entrance Hall. Wide gated pathway to the side of the property leads through to the rear garden.

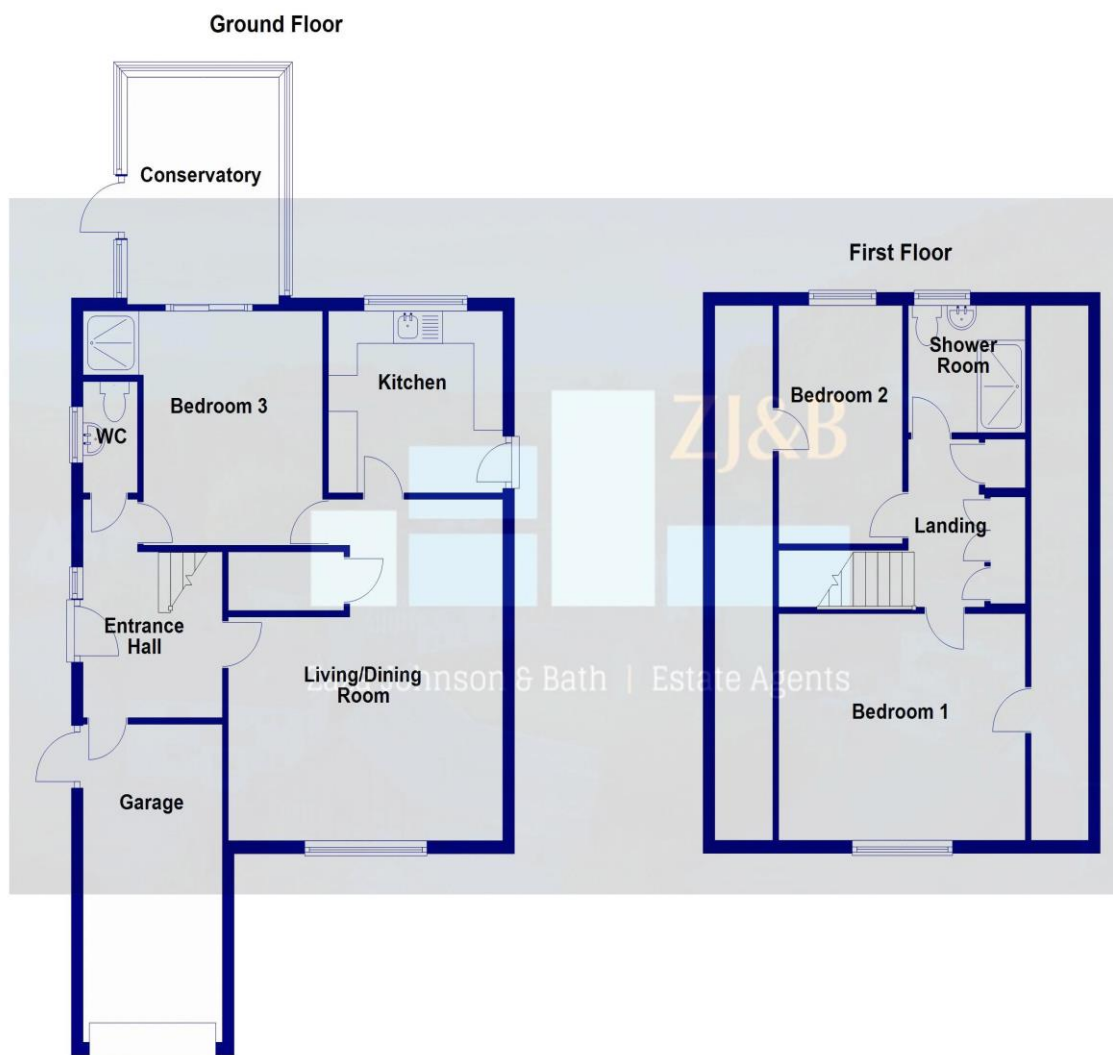
Rear Garden

Offering great privacy, being enclosed by high level fencing and brick wall. A patio with lawn beyond, well stocked shrub beds and borders, ornamental and fruit trees including apple and damson, garden shed, cold water tap.

Council Tax Band C

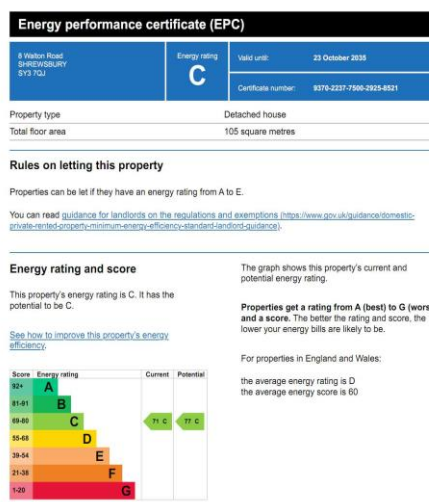
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



8 Walton Road, Shrewsbury

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