



Zaza Johnson & Bath
Estate Agents

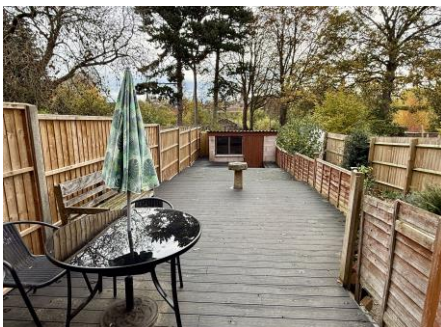
41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



47 New Street, Frankwell, Shrewsbury, Shropshire, SY3 8JQ

£220,000

This 2 bedroom Grade II listed Victorian terraced home provides great space over three levels. Centrally located with river views, the property is right by the Quarry Park with the town centre just a short walk away. Accommodation includes: Enclosed Porch, Kitchen fitted with a range of quality units, Sitting Room. Excellent contemporary Wet Room, 2 double Bedrooms, GCH, attractive garden, views across to the river and townscape.
No upward chain.



47 New Street, Frankwell, Shrewsbury, Shropshire, SY3 8JQ

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 door with pilaster around.

Enclosed Porch

Tiled flooring and glass panel door.

Kitchen 10' 7" x 7' 2" (3.22m x 2.18m)

Fitted with a good range of wood fronted units with laminate worktops with tiled surround, inset sink unit, tiled flooring, integrated electrical appliances, including oven, microwave and hob. Radiator, sash window to the front. archway to Inner Lobby. Door to staircase which provides access to First Floor Landing.

Inner Lobby

Door to Sitting Room and staircase leading down to Inner Hall and Wet Room.

Living Room 11' 1" x 9' 3" (3.38m x 2.82m)

Wooden flooring, ornamental tiled fireplace with wooden surround, range of display shelving and store cupboard, wall and ceiling lights, sash window enjoys lovely views over the garden and towards the window, feature metal window box with wrought iron surround.

Inner Hall 9' 3" x 7' 7" (2.82m x 2.31m)

Tiled flooring, glazed door leads to rear garden.

Wet Room

A modern Wet Room beautifully appointed, tiled walls and flooring, wall mounted shower, wash basin and WC, heated towel rail, window to the rear. Useful vanity surface with cupboards beneath and above.

Utility Cupboard

Power supply and plumbing for washing machine.

First Floor Landing

Bedroom 1 11' 2" x 11' 0" (3.40m x 3.35m)

Radiator, sash window to the front, cupboard housing gas central heating boiler.

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

Radiator, built-in shelved cupboard, sash window enjoys lovely outlook over rear garden and townscape.

Outside - Rear

Designed for easy maintenance, the good size garden providing timber decking, useful block built garden store. The garden is enclosed by timber fencing with gated access onto residents' pathway leading back to New Street.

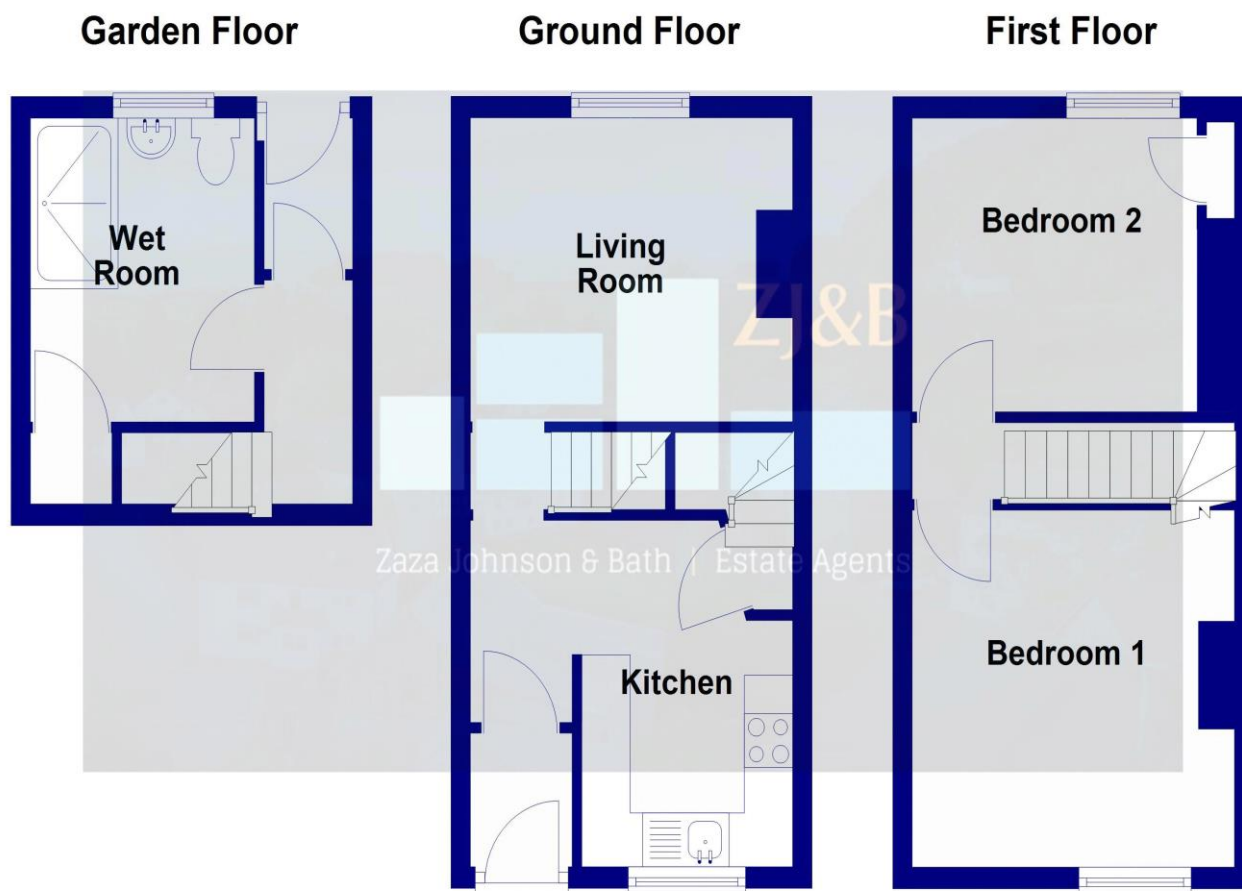
Outside - Front

Quarry tile forecourt enclosed by low wall with wrought iron railings.

Council Tax Band B

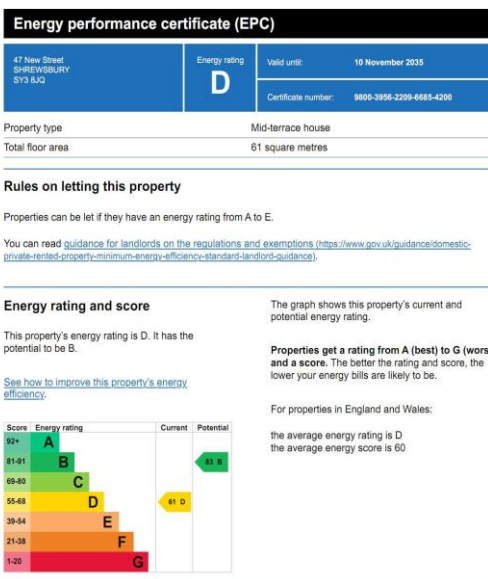
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



47 New Street, 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