



Zaza Johnson & Bath
Estate Agents

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28 Cunningham Way, Herongate, Shrewsbury, Shropshire, SY1 3SR

Offers in the Region Of £200,000

A modern, well-presented 2-bedroom mid-terrace home ideal for first-time buyers, downsizers, or investors. The accommodation offers a comfortable living space throughout, including Living Room, Kitchen/Dining Room, 2 Bedrooms, and a contemporary Bathroom. Outside, the property benefits from a private Garden with dedicated Parking to the front. Situated in the popular area of Herongate, the home enjoys easy access to local amenities, schools, and transport links, making it a fantastic opportunity in a sought-after location.



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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

Glazed wooden entrance door.

Entrance Hall

Staircase leading to First Floor Landing, radiator.

Living Room 9' 8" x 13' 0" (2.94m x 3.96m)

Window to the front, radiator, built-in under-stairs cupboard.

Kitchen/Dining Room 13' 1" x 8' 3" (3.98m x 2.51m)

Fitted with gloss fronted units to 3 wall areas, integrated oven and hob, filter hood above, inset sink unit, space for washing machine, radiator, double-glazed sliding patio doors lead to rear garden.

First Floor Landing

Bedroom 1 9' 11" x 11' 5" (3.02m x 3.48m)

Built-in wardrobe, double-glazed window to the front, radiator.

Bedroom 2 6' 6" x 10' 0" (1.98m x 3.05m)

Radiator, double glazed window to the rear.

Bathroom 6' 5" x 5' 4" (1.95m x 1.62m)

Fitted with white 3-piece suite including bath with electric shower unit over, wash basin and WC, fully tiled around the bath and half tiled to further wall area. double-glazed window to the rear.

Rear Garden

Enclosed by timber fencing, with gated access to the rear. The garden is approached onto a paved patio with lawn beyond.

Outside - Front

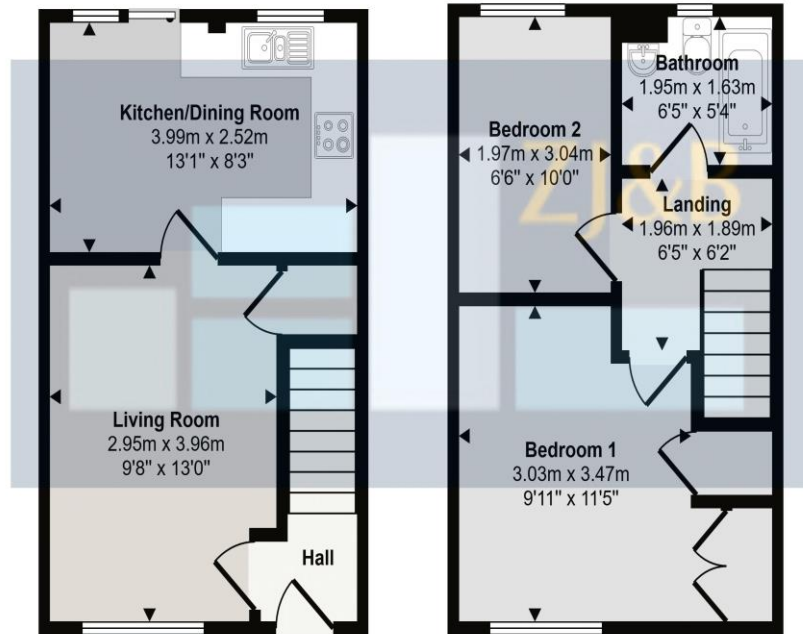
Driveway parking to the front, leading to a paved pathway with lawns to either side, leading to the entrance door.

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**

Approx Gross Internal Area
54 sq m / 577 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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