



Zaza Johnson & Bath
Estate Agents

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2 Stokesay Avenue, Heath Farm, Shrewsbury, Shropshire, SY1 3ES

£300,000

A superb recent renovation project has transformed this surprisingly spacious 2 bedroom bungalow. The accommodation includes fabulous 19'3" Kitchen with integrated appliances, impressive Living Room with feature fireplace, 2 Double Bedrooms, 4 piece Bathroom, GCH, DG, Driveway, Garage and Gardens. Must Be Seen For Full Appreciation.



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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 entrance door.

Impressive Kitchen 19' 3" x 8' 7" (5.86m x 2.61m)

Beautifully fitted with an excellent range of white gloss fronted units with oak work tops, porcelain tile flooring, tiled surround to work area, inset sink unit. Comprehensive range of integrated appliances include double electric oven, 4 ring induction hob with glass splash back and filter hood above, wine cooler, fridge, freezer, dishwasher and washer dryer. 2 contemporary radiators, double glazed window. Door to Inner Hall, double glazed French doors lead to Conservatory.

Living Room 19' 3" x 9' 4" (5.86m x 2.84m)

Contemporary 3 sided electric fire, 2 modern radiators, large double glazed window to the front.

Conservatory 13' 9" x 6' 4" (4.19m x 1.93m)

Victorian style conservatory with pattern tile flooring, double glazed French doors to Garden.

Inner Hall

Bedroom 1 14' 0" x 8' 10" (4.26m x 2.69m)

Contemporary radiator, double glazed window overlooking rear Garden.

Bedroom 2 10' 1" x 10' 0" (3.07m x 3.05m)

Further double room with contemporary radiator, double glazed window to the front.

Bathroom

Fully refitted with quality 4 piece suite including bath, corner tiled shower cubicle with drench shower and sliding doors, wash basin and WC. Tiled wall areas, contemporary radiator, extractor fan.

Outside

The property enjoys an excellent corner plot with gardens to the front and side providing sweeping lawns, trees and shrubs. Driveway provides ample parking for several cars and access to Garage.

Brick Built Garage

Double doors and side window.

Rear Garden

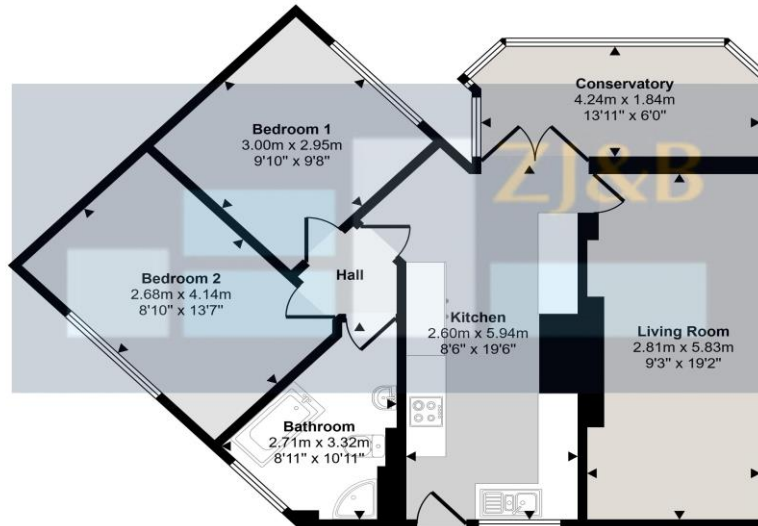
Laid to lawn with fence around.

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
72 sq m / 770 sq ft



Floorplan

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



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Energy performance certificate (EPC)

2, Stokesley Avenue SAYERSWOOD SY1 3ES	Energy rating E	Valid until: 11 November 2029 Certificate number: 9598-2978-7279-6471-0984
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Property type
Semi-detached bungalow

Total floor area
52 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/energy-efficiency-standards-landlord-guidance>).

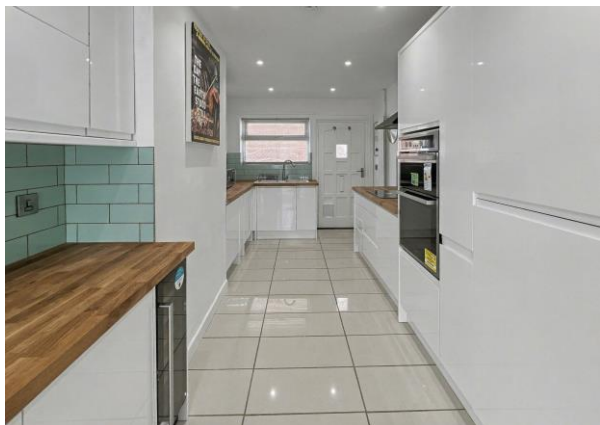
Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/9598-2978-7279-6471-0984>

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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