

50 Conway Drive, Telford Estate, Shrewsbury, Shropshire,  
SY2 5XA

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**Offers In The Region Of £349,995**

Viewing: strictly by appointment  
through the agent

Offering extended, much improved and spacious living accommodation throughout, this is a appealing four bedroom semi detached house, occupying a pleasant position within this favoured residential location. The property is within close proximity to good local amenities, local schooling and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, impressive re-fitted kitchen/diner, utility room, cloakroom, first floor landing, master bedroom with stylish en-suite shower room, three further bedrooms, family bathroom, front and southerly facing rear enclosed gardens, brick paved driveway, large garage, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door with UPVC double glazed windows to side gives access to:

**Entrance hallway**

Having radiator, UPVC double glazed window to side.

Door from entrance hallway gives access to:

**Lounge**

16'0 x 10'8

Having UPVC double glazed window to front, wood burning stove, coving to ceiling, TV aerial point.

Double doors from lounge gives access to:

**Impressive re-fitted kitchen/diner**

19'1 x 9'2

The dining area comprises: tiled floor, UPVC double glazed French doors giving access to rear gardens, radiator. The kitchen area comprises: a range of attractive eye level and base units with built-in cupboards and drawers, integrated slimline dishwasher, fitted wooden style worktops with inset 1 1/2 stainless steel sink with mixer tap over, tiled splash surrounds UPVC double glazed window to rear, tiled floor, space for further appliances.

Door from impressive kitchen/diner gives access to:

**L shaped utility room**

10'8 x 8'11 max

Having replace eye level and base units with built-in cupboards and drawers, cupboard housing gas fired central heating boiler, space for washing machine, fitted wooden style worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, radiator, service door to large garage.

Door from utility room gives access to:

**Cloakroom**

Having low flush WC, wash hand basin with mixer tap over, UPVC double glazed window to side, tiled floor, wall mounted extractor fan.

From entrance hallway stairs rise to;

**First floor landing**

Having loft access, cupboard housing pressurised water system.

Doors from first floor landing then give access to: Four bedrooms and family bathroom.

**Bedroom one**

15'9 x 10'7

Having UPVC double glazed window to front, radiator, secondary loft access.

Door from bedroom one gives access to:

**Stylish en-suite shower room**

Having a large walk-in tiled shower cubicle with contemporary glazed shower screen to side and drench shower over, oversized wash hand basin with mixer tap over and storage cupboard below, low flush WC, shaver point, attractively tiled to walls, UPVC double glazed window to rear, recessed LED spotlights to ceiling, heated chrome style towel rail, tiled floor.

**Bedroom two**

10'11 x 10'8 excluding recess

Having UPVC double glazed window to rear, radiator.

**Bedroom three**

10'9 x 10'8

Having UPVC double glazed window to front, radiator.

**Bedroom four**

8'2 x 7'1

Having UPVC double glazed window to front, radiator.

**Family bathroom**

Having a three piece suite comprising: P shaped panel bath with electric shower over and glazed shower screen to side, pedestal wash hand basin, low flush WC, radiator, UPVC double glazed window to rear, recessed spotlights to ceiling, tiled to walls, wood effect flooring, radiator.

**Outside**

To the front of the property there is a lawn garden with mature conifers. To the side of this there is a double width paved driveway which gives access to:

**Large garage**

17'5 x 10'9

Having up and over door, fitted power and light.

To the rear of the property there is a:

**Southerly facing rear garden**

Which comprises: two paved patio areas, lawn gardens, decked area, timber garden shed. The rear gardens are enclosed by fencing.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

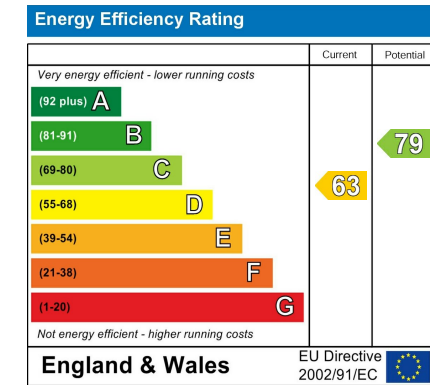
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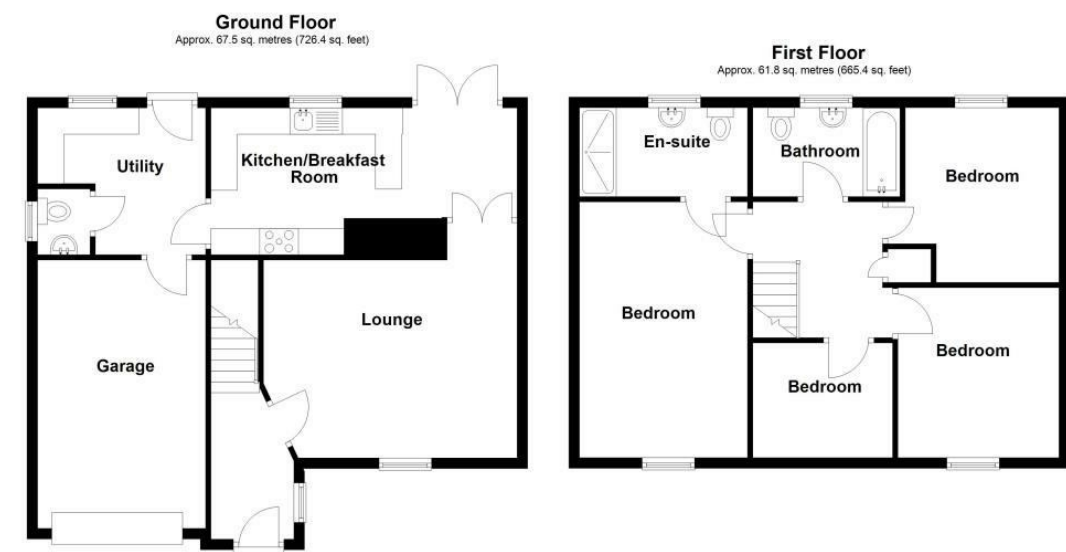
**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**



Total area: approx. 129.3 sq. metres (1391.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 017973 205 907. Plan produced using PlanUp.