

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

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**Offers In The Region Of £294,000**

Viewing: strictly by appointment through the agent

Occupying a corner plot position, this is a greatly improved, well presented and particularly spacious two double bedroom semi detached bungalow. The current owner has renovated the property to an exceptionally high standard which now offers buyers modern and instantly appealing living accommodation throughout. The property is within close proximity to a variety of good local amenities 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: Attractive lounge, contemporary re-fitted kitchen/breakfast room with a range of built-in appliances, UPVC double glazed conservatory, inner hallway, two double bedrooms, bespoke re-fitted bathroom, front, side and rear enclosed gardens, generous driveway, brick built garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

**Contemporary re-fitted kitchen/breakfast room**  
19'1 x 8'7

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated double oven, four ring hob with cooker canopy over, integrated dishwasher, washing machine, fridge freezer and wine cooler, fitted wooden style worktop with inset sink with mixer tap over, UPVC double glazed window to side, ceramic tiled floor, tiled splash surrounds, contemporary wall hung radiators, LED recessed spotlights to ceiling.

Door from kitchen/breakfast room gives access to:

**Lounge/diner**

19'4 x 9'4

Having UPVC double glazed window to front, contemporary log effect electric fire, two wall hung chrome style radiators.

UPVC double glazed French doors from kitchen./breakfast room gives access to:

**UPVC double glazed conservatory**

13'7 x 6'3

Having UPVC double glazed windows, polycarbonated roof, tiled floor.

Door from kitchen/breakfast room gives access to:

**Inner hallway**

Doors then give access to: Two double bedrooms and bespoke re-fitted bathroom.

**Bedroom one**

13'3 x 8'10

Having UPVC double glazed window, contemporary wall hung radiator.

**Bedroom two**

10'0 x 10'1

Having UPVC double glazed window, contemporary wall hung radiator.

**Bespoke re-fitted bathroom**

Having a four piece suite comprising: Panel bath, tiled shower cubicle with drench shower over, low flush WC, pedestal wash hand basin with mixer tap over, vinyl wood effect floor covering, part tiled to walls, UPVC double glazed window, LED recessed spotlights and extractor fan to ceiling.

**Outside**

The property occupies a generous corner plot with large lawn gardens to front and partial to side with mature shrubs, plants and bushes. To the side of this there is a generous size driveway providing ample off street parking for 3 /4 vehicles with outside cold tap.

Gated pedestrian access then leads to the rear of the property where there is a further hard standing area which leads to a brick built garage with timber double doors. To the side of this there is a manageable lawn rear garden.

**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 B**

**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).

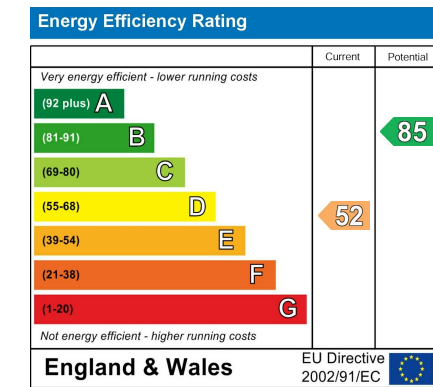
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**FLOORPLANS**

