



## **29 Abingdon Road, Telford Estate, Shrewsbury, Shropshire, SY2 5XF**

**£240,000**

A well presented 3 bedroom semi detached home situated on this popular estate with good local amenities and within easy access of the town centre and retail parks. The accommodation includes Hall, Study, Cloakroom/WC, Living Room, Kitchen/Dining Room, useful Store, 3 Bedrooms and Bathroom. Good size enclosed rear garden, driveway and front garden. GCH. DG. Early Viewing Recommended.



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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**

uPVC double glazed entrance door with side panel.

**Hall** 4' 4" x 5' 2" (1.32m x 1.57m)

Tiled flooring.

**Cloakroom/WC** 4' 4" x 3' 8" (1.32m x 1.12m)

Fitted with wash basin and WC, tiled flooring, double glazed window, radiator.

**Study/Play Room** 5' 4" x 4' 4" (1.62m x 1.32m)

Wood effect vinyl flooring, radiator.

**Living Room** 13' 11" x 15' 0" (4.24m x 4.57m)

Carpet, double glazed window to the front, staircase leads to First Floor Landing.

**Kitchen/Dining Room** 18' 7" x 8' 10" (5.66m x 2.69m)

Attractively fitted with navy and white matt fronted units, quartz effect laminate work tops, inset 1 1/2 bowl composite sink unit, integrated double oven and 4 ring gas hob, space and plumbing for dishwasher, useful built-in under stairs storages cupboard with plumbing for washing machine, double glazed window to the rear, uPVC French doors lead on to rear garden.

**First Floor Landing** 10' 0" x 5' 1" (3.05m x 1.55m)

Access to loft, double glazed window, radiator.

**Bedroom 1** 11' 1" x 11' 10" (3.38m x 3.60m)

Carpet, radiator, double glazed window to the front, built-in double and single wardrobes.

**Bedroom 2** 10' 9" x 9' 2" (3.27m x 2.79m)

Carpet, radiator, double glazed window overlooking rear garden, open double wardrobe and single wardrobe.

**Bedroom 3** 8' 5" x 7' 4" (2.56m x 2.23m)

Carpet, radiator, double glazed window to the front.

**Bathroom** 5' 6" x 7' 7" (1.68m x 2.31m)

Fitted with contemporary white 3 piece suite including bath with mixer shower and daisy head fitting, wash basin and WC, double glazed window, shaver socket, chrome towel radiator, tiled flooring, tiled walls around the bath.

**Store** 10' 2" x 8' 4" (3.10m x 2.54m)

### **Rear Garden**

Approached onto a paved patio and pathway leads to the rear of garden. The garden is mainly laid to lawn with a raised bark play area, further paved base for a shed. Enclosed by fencing with gated access to the front of the property.

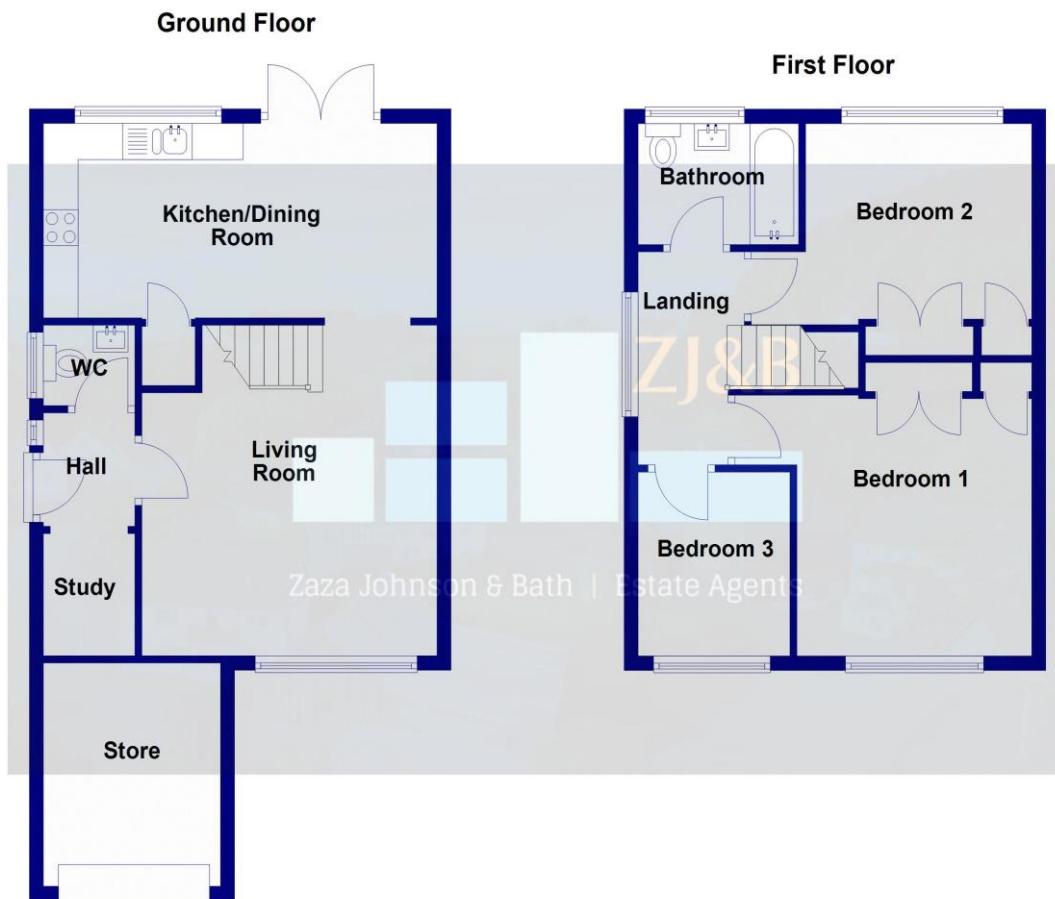
### **External - Front**

Concrete driveway providing ample parking, lawn to side. The garage has been split to provide a Store Area and Study.

### **Council Tax Band C**

**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.

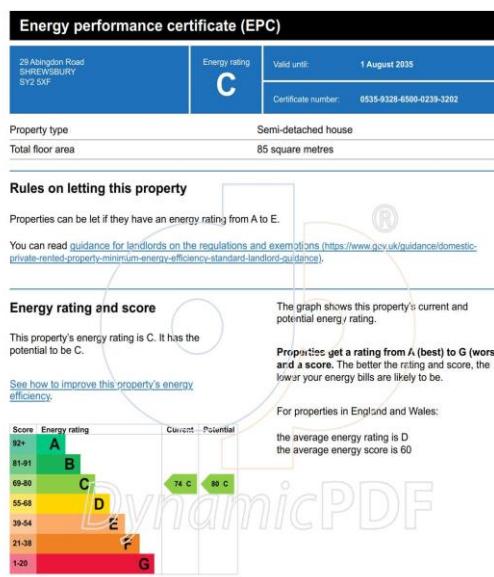
**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



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FLOOR PLANS FOR GUIDANCE ONLY

DynamicPDF Rasterizer v2.0 evaluation. (www.DynamicPDF.com)





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**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

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