

4a Fenham Drive Nesscliffe Shrewsbury SY4 1FG



3 Bedroom House - Detached
Guide Price £294,000

The features

- EXCELLENT DOUBLE FRONTED DETACHED HOME
- PERFECT FOR A GROWING FAMILY OR THOSE LOOKING TO DOWNSIZE
- ATTRACTIVE LIVING/DINING/KITCHEN WITH APPLIANCES AND UTILITY ROOM
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- VIEWING HIGHLY RECOMMENDED
- MUCH SOUGHT AFTER VILLAGE LOCATION
- RECEPTION HALL, CLOAKROOM, THROUGH LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN



***** IMPRESSIVE DOUBLE FRONTED DETACHED HOUSE *****

An excellent opportunity to purchase this attractively presented, 3 bedroom detached house – perfect for a growing family or those looking to downsize.

Occupying an enviable position in this much sought after village which had excellent local amenities including school and restaurant/public house and offering ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, through Lounge with French doors to the garden, lovely open plan Living / Dining / Kitchen with French doors, Utility Room, Principal Bedroom with en suite, 2 further good sized Bedrooms and family Bathroom.

The property has the benefit of solar panels, double glazing, driveway with parking for up to 3 cars and lovely enclosed rear garden with decked sun terrace.

Viewing highly recommended.

Property details

LOCATION

RECEPTION HALL

Covered entrance with door opening to Reception Hall, tiled floor.

CLOAKROOM

with WC and wash hand basin, tiled flooring.

LOUNGE

A lovely light through room with window to the front and double opening French doors leading onto the garden. Media point.

LIVING/DINING/KITCHEN

Attractively fitted with modern range of light grey shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surface over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and double oven and grill beneath, tiled surrounds and range of eye level wall units, plinth lighting, window to the front. The Dining/Living area has double opening French doors leading to the garden, tiled flooring throughout.

UTILITY ROOM

with continuation of units and having space for appliances. Tiled floor, door to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

PRINCIPAL BEDROOM

having windows to the front and side, built in double wardrobe with mirror fronted sliding doors, hanging rail and shelving, media point.

EN SUITE SHOWER ROOM

with large walk in shower cubicle with direct mixer shower unit, glazed screen, wash hand basin and WC. Complementary tiled surrounds, heated towel rail,, window to the side.

BEDROOM 2

A good sized double with window to the front, built in double wardrobe with sliding doors, media point.

BEDROOM 3

having window to the rear with lovely aspect towards Nescliffe Hill.

FAMILY BATHROOM

with suite comprising panel bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property occupies an enviable position approached over driveway with parking for up to 3 cars and having a garden area laid to lawn. Side pedestrian access leads to the Rear Garden which is laid to lawn with large raised decked sun terrace - ideal for outdoor entertaining and barked play area. Enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that electric and water main services are connected. The property is also fitted with Solar Panels.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D- again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Approximate total area[®]
 878.77 ft²
 81.64 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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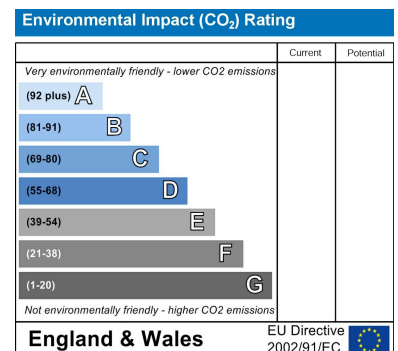
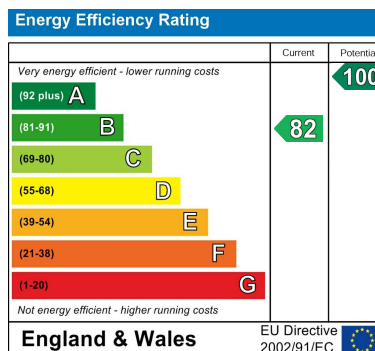
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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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