

13 Wessex Close Shawbury Shrewsbury SY4 4RZ



3 Bedroom House - Detached
Offers In The Region Of £382,000

The features

- DECEPTIVELY SPACIOUS DETACHED HOME
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND BATHROOM
- GARAGE AND PARKING
- VIEWING HIGHLY RECOMMENDED
- 5 YEARS REMAINING ON NEW BUILD WARRANTY
- LOUNGE AND OPEN PLAN LIVING/DINING/KITCHEN WITH APPLIANCES
- 2 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- ENVIABLE VILLAGE LOCATION
- EPC RATNG B



***** EXCELLENT 3 BEDROOM DETACHED FAMILY HOME *****

Viewing is essential to fully appreciate this truly deceptively spacious, 3 double bedroom home, perfect for today's modern lifestyle.

Occupying an enviable position on the edge of this much sought after self sufficient village, ideal for commuters with ease of access to Shrewsbury, Telford and the A5/M54 network.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, excellent open plan Living/ Dining/ Kitchen with integrated appliances, Principal Bedroom suite with Dressing Room and Bathroom, 2 further double Bedrooms, Landing with Study area and family Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway with parking, Garage and excellent sized Garden.

Early viewing recommended.

Property details

LOCATION

The property occupies an enviable position on the fringe of this popular development with lovely open aspect to the fore with views to the Wrekin in the distant. Set on the edge of this popular village on the North Eastern edge of the Town with ease of access to the A5/M54 motorway network, Shrewsbury, Telford, Market Drayton and The Potteries.

Shawbury boasts an excellent range of amenities including supermarket, post office, restaurants/takeaways, hairdresser, doctors and school along with a regular bus service to the Town Centre.

RECEPTION HALL

Covered entrance with outside lighting and door to spacious Reception Hall, useful under stairs storage, radiator.

CLOAKROOM

With suite comprising WC and wash hand basin, window to the front.

LOUNGE

With window overlooking the front, media point, radiator.

FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

The perfect room for those who love to entertain, running across the width of the house being naturally well lit by window and double opening French doors with glazed side cheeks opening onto the garden. The Living/Dining area offers great space for lounging and dining and peninsular breakfast bar with overhang and seating area divide to the Kitchen which is attractively fitted with range of soft grey fronted high gloss units incorporating undermount sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with solid work surface over and having inset gas fired hob with extractor hood over and pan and cutlery drawers beneath, built in double oven and grill with cupboards above and below and full height fridge and freezer, dishwasher each with matching fascia panels. Range of eye level wall units, recessed ceiling lights, tiled flooring throughout, radiator.

FIRST FLOOR LANDING/STUDY AREA

From the Reception Hall staircase leads to the First Floor galleried style Landing which Study/seating area with window to the front. Access to roof space.

PRINCIPAL BEDROOM SUITE

A truly impressive area - The Principal Bedroom is of an excellent size with window to the rear, media point, radiator. Opening to

DRESSING ROOM

With window to the side. Fitted with range of full height mirror fronted sliding wardrobes with hanging rails and shelving. Radiator.

EN SUITE BATHROOM

With suite comprising large shower cubicle with direct mixer shower unit and drench head, panelled bath, wash hand basin and WC. Complementary tiled surrounds and flooring, heated towel rail, window to the front.

BEDROOM 2

Another excellent sized room with window to the rear, deep wardrobe recess, radiator.

BEDROOM 3

Another good sized double room with window to the front, radiator.

FAMILY BATHROOM

With suite comprising large shower cubicle with direct mixer shower and drench head, panelled bath, wash hand basin and WC. Complementary tiled surrounds and flooring, heated towel rail, window to the side.

OUTSIDE

The property occupies an enviable cul de sac location on the edge of this popular development approached over driveway with parking and leading to the Garage with remote up and over door, power and lighting. The Front Garden is laid to lawn, side pedestrian access leads around to the excellent sized Rear Garden which is perfect for those who love to entertain outdoors, being laid to paved sun terrace, good sized lawn and raised tiered areas which are ideal for additional dining area's, hot tub or planting. Enclosed by 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 mains gas, water and electricity are connected. Drainage is to a septic tank.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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.

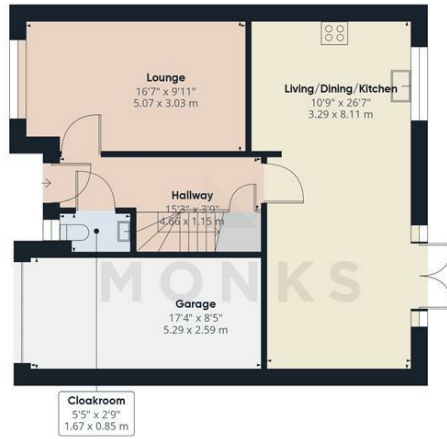
NEED TO CONTACT US

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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Floor 0



Floor 1



Approximate total area[®]
1417.05 ft²
131.65 m²

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.

GIRAFFE 360



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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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