

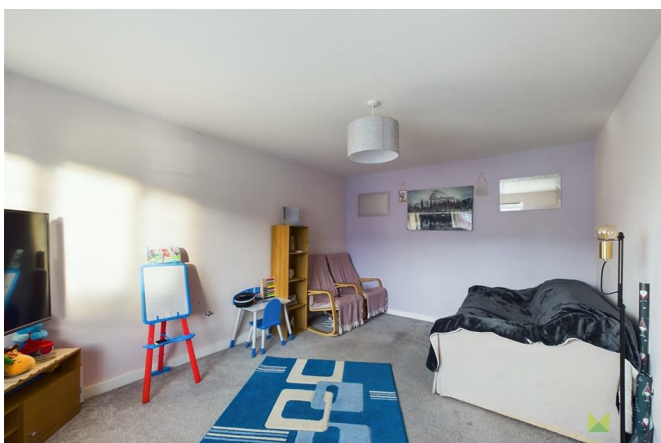
# 5 Liddle Close Off Preston Street Shrewsbury SY2 5WL



5 Bedroom House - Detached  
Offers In The Region Of £400,000

## The features

- IMPRESSIVE 5 BEDROOM FAMILY HOME
- RECEPTION HALL, GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE, PARKING AND ENCLOSED REAR GARDEN
- EPC RATING B
- ENVIABLE LOCATION ON SOUGHT AFTER DEVELOPMENT
- KITCHEN/DINING ROOM, UTILITY AND CLOAKROOM
- 4 FURTHER BEDROOMS AND FAMILY BATHROOM
- VIEWING RECOMMENDED, NO UPWARD CHAIN



**\*\*\* EXCELLENT 5 BEDROOM DETACHED FAMILY HOME \*\*\***

A well maintained, 5 bedroom detached family home, perfect for today's modern lifestyle, a growing family, work from home or those who love to entertain.

Occupying an enviable position on the edge of this popular, recently built development, ideal for commuters with ease of access to the A5/M54 motorway network.

Reception Hall, Lounge, Kitchen/Dining Room, Utility, Cloakroom, Principal Bedroom with en suite, 4 further Bedrooms and family Bathroom.

The property has the added benefit of high energy insulation, gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Viewing Recommended.

## Property details

### LOCATION

The property occupies an enviable position on the edge of this popular, recently constructed development on the edge of the Town, being ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, supermarkets, cinema, doctors and lovely countryside walks.

### RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall, useful under stairs storage, radiator.

### LOUNGE

A good sized room having window overlooking the front, media point, radiator.

### KITCHEN/DINING ROOM

Dining area with double opening French doors leading onto the rear garden. Radiator. The Kitchen is fitted with range of units incorporating single drainer sink set into base cupboard, further range of base units comprising cupboards and drawers with work surfaces over and having space beneath for appliances inset 4 ring hob with extractor hood over and oven and grill. Matching range of eye level wall units, space for fridge freezer, window to the rear.

### UTILITY ROOM

With continuation of units incorporating single drainer sink set into base cupboard with space for washing machine. Gas central heating boiler. Door to the garden.

### CLOAKROOM

with WC and wash hand basin, radiator, window to the side.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space.

### PRINCIPAL BEDROOM

An excellent sized room with window overlooking the front, media point, radiator.

### EN SUITE SHOWER ROOM

With large shower cubicle, direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

### BEDROOM 2

With window overlooking the front, radiator.

### BEDROOM 3

With window overlooking the rear, radiator.

### BEDROOM 4

With window to the rear, radiator.

### BEDROOM 5

With window overlooking the rear garden, radiator.

### FAMILY BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

### OUTSIDE

The property is approached over drive way with parking for two cars and leading to the Garage with up and over door, power and lighting. The Front Garden is laid to lawn with flower and shrub beds. Side pedestrian access to the Rear Garden which large paved and covered sun terrace area, perfect for outdoor dining. Wooden fence divide with gate leading to garden area which is laid to lawn, enclosed with fencing and garden storage shed.

### 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 all main services are connected

#### 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](http://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.

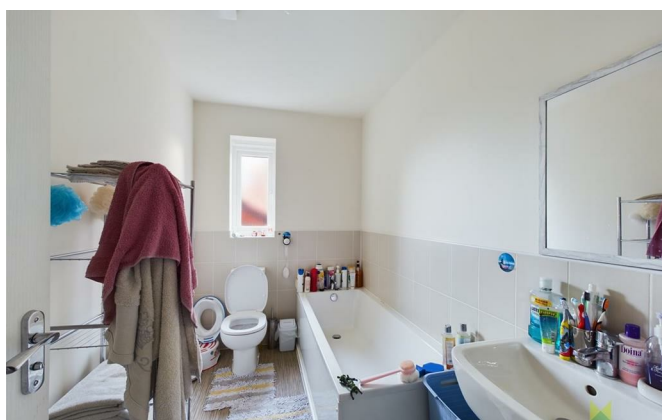
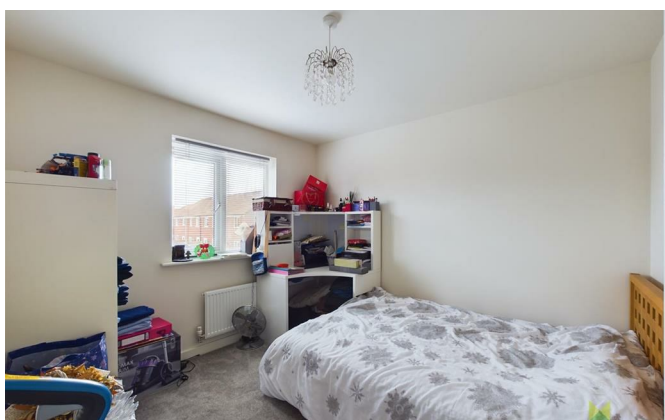
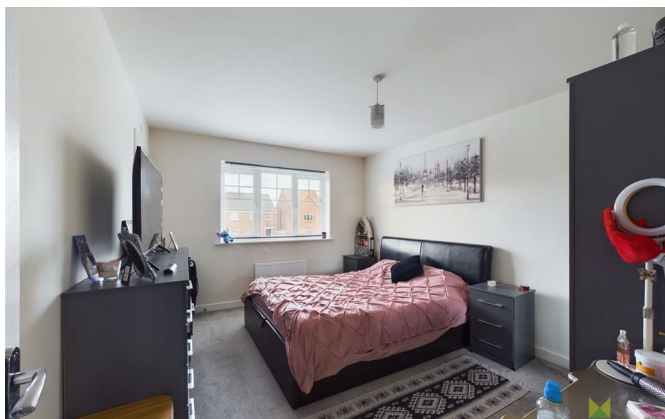
#### NEED TO CONTACT US

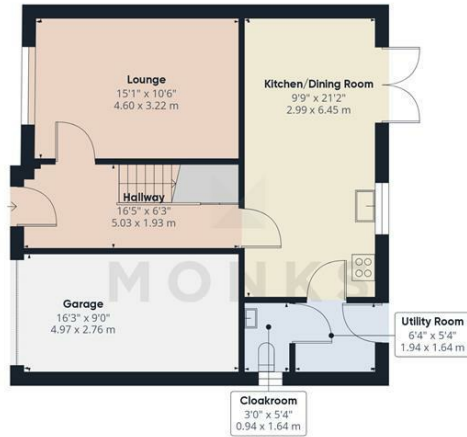
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1344.19 ft<sup>2</sup>  
124.88 m<sup>2</sup>

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



## Judy Bourne

Director at Monks

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## Get in touch

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Email. [info@monks.co.uk](mailto:info@monks.co.uk)

Click. [www.monks.co.uk](http://www.monks.co.uk)

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.