

# 37 Abbey Wharf Shrewsbury SY2 6AY



**4 Bedroom House - Semi-Detached**  
**Offers In The Region Of £339,950**

## The features

- IMPRESSIVE 3 STOREY TOWN HOUSE WITH VERSATILE LIVING
- FABULOUS LOUNGE/DINING ROOM WITH BI-FOLD DOORS AND BALCONY
- PRINCIPAL BEDROOM WITH EN SUITE
- TWO ALLOCATED PARKING SPACES
- VIEWS TO REABROOK VALLEY CONSERVATION AREA
- MUCH SOUGHT AFTER LOCATION CLOSE TO TOWN
- FITTED KITCHEN WITH APPLIANCES
- 3 FURTHER DOUBLE BEDROOMS, BATHROOM AND SHOWER ROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- EPC RATING C



**\*\*\* FABULOUS TOWN HOUSE WITH TWO PARKING SPACES \*\*\***

This impressive home offers spacious and versatile accommodation over 3 floors, perfect for today's modern lifestyle - a growing family, work from home or those who love to entertain.

Occupying an enviable position adjacent to the Reabrook Conservation area which provides impressive walks, ideally placed for local amenities, the Town Centre and for commuters the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely Lounge/Dining Room with bi folds onto Balcony and the garden, Kitchen with appliances, Principal Bedroom with en suite, 3 further double Bedrooms, Bathroom and Shower Room.

The property has the added benefit of 2 personal parking spaces and lovely enclosed Rear Garden with views to the side over the Conservation Area.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this much sought after Conservation area of Town, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets, shops, doctors, restaurants and public houses along with being a short stroll from the Cinema and recreational facilities. Lying adjacent to the nature reserve of Reabrook with beautiful walks.

### RECEPTION HALL

Tiled flooring.

### CLOAKROOM

with suite comprising WC and wash hand basin, tiled flooring, heated towel rail.

### KITCHEN

Attractively fitted with modern range of units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having concealed dishwasher and washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath, matching range of eye level wall units and space for fridge/freezer. Double opening doors to

### LOUNGE/DINING ROOM

A lovely light room, perfect for those who love to entertain, having window to the side and feature bi-fold doors opening onto balcony and from which there are lovely open aspects over the garden and adjoining Reabrook Conservation area. Useful under stairs storage cupboard, media point.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

### PRINCIPAL BEDROOM

with window to the rear with lovely aspect over the Reabrook Conservation area. Built in double wardrobe.

### EN SUITE SHOWER ROOM

with suite comprising large walk in shower with direct mixer shower, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### BEDROOM 2

with window to the front, fitted triple wardrobe with sliding doors.

### FAMILY BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

### SECOND FLOOR LANDING

Staircase continues to the Second Floor off which lead

### BEDROOM 3

with window to the front with pleasant aspect over the Conservation area, built in storage cupboard.

### BEDROOM 4 / HOME OFFICE

A good sized double room with velux roof light to the rear.

### SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit wash hand basin and WC. Complementary tiled surrounds, heated towel rail, velux roof light.

### OUTSIDE

The property occupies an enviable position in the corner of this popular development. To the front are two allocated parking spaces. The Rear Garden is perfect for those who love to entertain. Laid to good sized lawn with paved sun terrace and enclosed with wooden fencing, bordered to the side by the Reabrook Conservation area.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICE CHARGE

There is fee of £30.00 pcm for the maintenance of the grounds.

#### SERVICES

We are advised that mains water, electricity and drainage are connected.

#### 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](https://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.

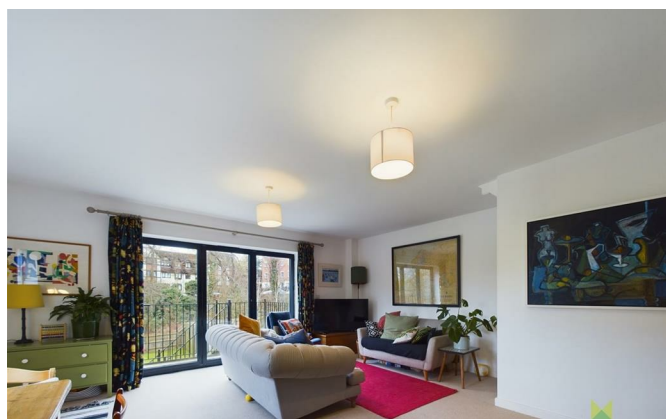
#### NEED TO CONTACT US

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.



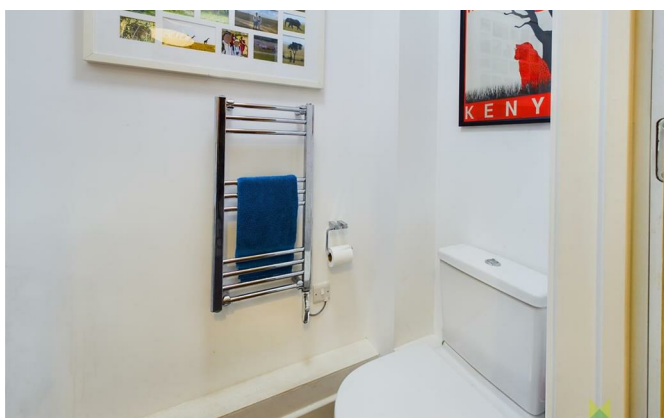


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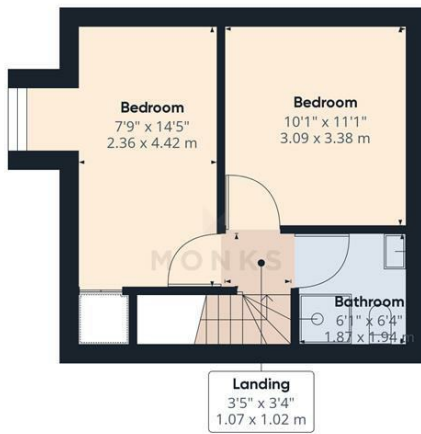




Floor 0



Floor 1



Floor 2

Approximate total area<sup>®</sup>  
1209.12 ft<sup>2</sup>  
112.33 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.

GIRAFFE360



## Judy Bourne

Director at Monks  
judy@monks.co.uk

## Get in touch

Call. 01743 361422  
Email. info@monks.co.uk  
Click. www.monks.co.uk

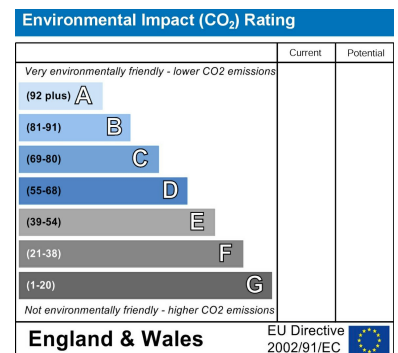
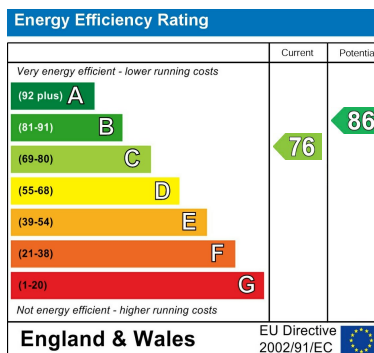
## Shrewsbury office

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



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.
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