

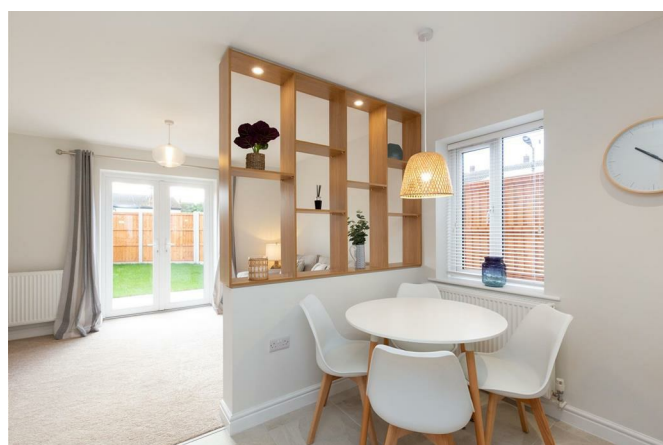
# 1a Glenburn Gardens Monkmoor Shrewsbury SY2 5SY



2 Bedroom House - Semi-Detached  
Offers In The Region Of £220,000

## The features

- BRAND NEW 2 BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION WITH LOVELY WALKS ON HAND
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN
- DRIVEWAY WITH PARKING AND ENCLOSED GARDEN
- PERFECT FOR FIRST TIME BUYER OR INVESTOR
- HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- 2 DOUBLE BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED



\*\*\* EXCELLENT, BRAND NEW SEMI DETACHED HOUSE \*\*\*

An opportunity to purchase this lovely 2 bedroom home finished to a high standard of specification by reputable local developer, MK Knight & Sons Ltd, perfect for first time buyers.

Occupying an enviable position on this courtyard of just 7 homes, ideally placed for commuters with ease of access to the A5/M54 motorway network and Town Centre.

Reception Hall with Cloakroom, lovely open plan Living/Dining/ Kitchen with feature 'broken' living space and attractive Kitchen, 2 double Bedrooms and Bathroom.

The property has the benefit of high energy insulation, 10 year structural guarantee, gas central heating, driveway with parking and enclosed rear garden.

Early viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in this popular and sought after location, ideally placed for walkers with lovely rural and riverside walks on hand and commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, restaurants/public houses and churches along with a short stroll to the bus stop with a regular service to the Town Centre.

### RECEPTION HALL

Composite door opening to Reception Hall with radiator. Tiled floor.

### CLOAKROOM

with suite comprising WC and wash hand basin, tiled floor, radiator. Window to the front.

### LOUNGE

A lovely open plan through space, naturally well with double opening French doors leading to the garden. The Lounge area has media point, radiator and useful under stairs storage cupboard. Feature wooden shelved divide to Dining area

### KITCHEN/DINING AREA

with window to the front and side. Attractively fitted with range of soft grey fronted contemporary units from Wren Kitchens which have a 20 year guarantee, incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath. Matching range of eye level wall units, space for fridge freezer and washing machine. Tiled flooring throughout, radiator.

### FIRST FLOOR LANDING

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

### BEDROOM 1

A lovely light room with two windows to the front, excellent range of fitted wardrobes, media point, radiator.

### BEDROOM 2

with two windows overlooking the front, built in double wardrobe and deep storage cupboard, radiator.

### BATHROOM

with suite comprising panelled bath with direct mixer shower and drench head, wash hand basin and WC. Complementary tiled surrounds, radiator and window to the side.

### OUTSIDE

The property is approached over driveway with parking for two cars. Front garden laid to lawn, side pedestrian access leads around to the enclosed rear garden with paved terrace and lawn enclosed with timber 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 all main services are connected.

#### COUNCIL TAX BANDING

As this is a new build property the Council has not yet set the banding.

#### 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

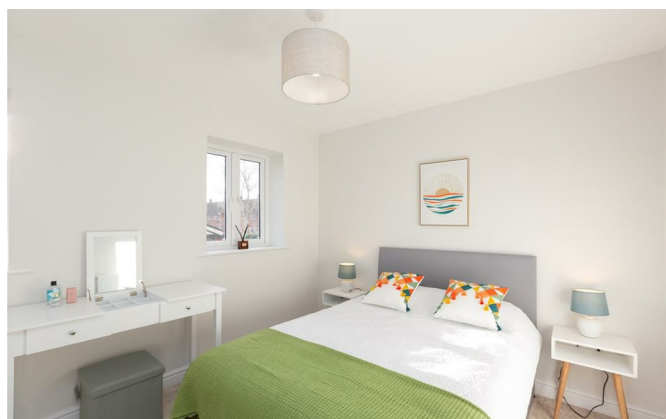
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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## Judy Bourne

Director at Monks  
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## 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

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	

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