

2 Braidway Court Upper Battlefield Shrewsbury SY4 4AB



**3 Bedroom House - Semi-Detached
Offers In The Region Of £330,000**

The features

- STUNNING FAR REACHING RURAL VIEWS
- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- 3 GENEROUS BEDROOMS AND LARGE BATHROOM
- GOOD SIZED GARDEN BORDERED BY FARMLAND
- NO UPWARD CHAIN
- SCOPE FOR MODERNISATION
- SITTING ROOM, LOUNGE/DINING ROOM, BREAKFAST ROOM, KITCHEN
- BASEMENT WITH SEVERAL STORAGE ROOMS
- VIEWING RECOMMENDED



*** STUNNING FAR REACHING VIEWS ***

An opportunity to purchase this mature 3 bedroom semi detached house set in good sized gardens with the most impressive views to the rear over open countryside across to the Shropshire Hills.

Occupying an enviable position on the edge of the Town with good amenities on hand and ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Sitting Room, spacious Lounge/Dining Room, Breakfast Room, Kitchen, 3 Bedrooms and large Bathroom.

The property has several basement rooms which could be converted to provide additional accommodation, ie Home Office, Music/Games Room. Oil central heating, driveway, Garage and good sized Garden.

No upward chain.

Property details

LOCATION

The property occupies an enviable position on the edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities nearby including supermarkets, schools, restaurants, public houses, churches, doctors and bus service to the Town.

ENTRANCE PORCH

Double glazed entrance porch with door through to

RECEPTION HALL

with useful understairs storage cupboard, wooden effect flooring, radiator.

SITTING ROOM

With window overlooking the front, open fireplace, radiator. Steps down to

LARGE LOUNGE/DINING ROOM

A great space with sealed unit sliding patio doors opening onto sun terrace. Two radiators, media point. Double opening doors to

BREAKFAST ROOM

with door leading to the garden, window to the side, wooden effect floor covering, radiator.

KITCHEN

Fitted with range of cream fronted shaker style units incorporating enamel one and half bowl sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and space beneath for appliances. Tiled surrounds and matching range of eye level wall units, window to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase with half turn leads to First Floor Landing, window to the side.

BEDROOM 1

with window to the rear with far reaching views over adjoining farmland across to the Shropshire Hills. Radiator.

BEDROOM 2

With window overlooking the front, radiator.

BEDROOM 3

Window overlooking the front, radiator.

BATHROOM

With suite comprising shower cubicle, sunken bath, wash hand basin and WC. Tiled surrounds, radiator, window to the rear.

LOWER GROUND FLOOR

From the outside steps lead down to the Lower Ground Floor which has 2 Basement Rooms, Boiler Room and Laundry Room.

OUTSIDE

The property is set back from the road and approached through double opening wooden gates with driveway leading to the Garage. The Front Garden is laid to lawn and enclosed with fencing and mature hedging and providing a good level of privacy from the road. Side pedestrian access leads around to the rear with paved sun terrace immediately adjacent to the Lounge from where there are lovely outlooks over the gardens and adjoining farmland. Steps lead down to further paved sun terrace and good sized garden which is laid to lawn, enclosed with fencing to the rear.

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 water, electricity and drainage are connected. Oil fired central heating.

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 'My Simple Mortgage' 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

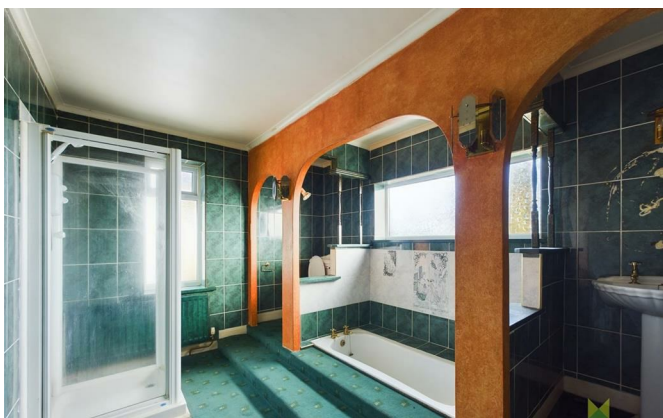
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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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		
(81-91) B		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- 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.
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