

# 33 Montague Place Shrewsbury SY3 7NF



4 Bedroom House - Detached  
Offers In The Region Of £595,000

## The features

- IMPRESSIVE FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION
- TUCKED AWAY IN SOUGHT AFTER CONSERVATION AREA OF THE TOWN
- BESPOKE FITTED KITCHEN WITH RANGE STYLE COOKER
- 2 FURTHER DOUBLE BEDROOMS
- VIEWING ESSENTIAL
- MUCH IMPROVED WHILST RETAINING MANY ORIGINAL FEATURES
- FABULOUS LOUNGE, SITTING ROOM, FAMILY ROOM/HOME OFFICE
- PRINCIPAL BEDROOM AND GUEST BEDROOM WITH EN SUITES
- DRIVEWAY AND GARAGE. DELIGHTFUL SOUTH FACING REAR GARDEN
- EPC RATING D



\*\*\* EXCELLENT DETACHED HOUSE IN SOUGHT AFTER LOCATION \*\*\*

An opportunity to purchase this charming Period detached Town House offers a wealth of charm and character coupled with being enhanced and extended to provide spacious and versatile accommodation, perfect for today's modern lifestyle.

Tucked away in a quiet location in this much sought after Conservation area, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools and the vibrant Coleham area and Town Centre are a pleasant stroll away.

Viewing is highly recommended to appreciate the size and layout of accommodation which briefly comprises Reception Hall, impressive Lounge with twin bi-folds to the garden, cosy Sitting Room with open fire, Family Room/Home Office and Dining Room each featuring a twin aspect log burner and bespoke Kitchen on the Ground Floor. The First Floor has a Principal Bedroom with high vaulted ceiling and Jack and Jill Family Bathroom, Guest Bedroom with en suite Wet Room, 2 further double Bedrooms.

The property has the benefit of gas central heating, driveway with parking, Garage and delightful Gardens ideal for those who love to entertain outdoors.

Early viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position tucked away in the heart of this much sought after Conservation area ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets, church and doctors. Being a short walk from the vibrant Coleham area of Town which plays hosts to independent stores, cafe, restaurant/public houses and the Greyfriars bridge with links to the Town Centre and Riverside walks into the famous Shrewsbury Quarry.

### RECEPTION HALL

Wooden and glazed entrance door opens to inviting Reception Hall with original patterned tiled floor, coved ceiling, radiator.

### SITTING ROOM/HOME OFFICE

A lovely light room having windows to the front and side. Feature central chimney breast with dual facing cast iron log burner and having range of purpose built storage cupboards with shelving over to either side. Exposed painted wooden boarded floor, radiator.

### SNUG

A lovely cosy room with chimney breast housing period cast iron fireplace with open grate and purpose built storage cupboards and shelving to either side. exposed boarded floor, radiator. Attractive double opening wooden doors to

### LOUNGE

A fabulous room, perfect for those who love to entertain, naturally well lit by feature roof lantern and two sets of bi-fold doors which open onto the rear garden and sun terrace, ideal for those who love to dine alfresco. Fitted wall and recessed ceiling lights, exposed boarded floor, media point, radiators. Attractive wooden and glazed door opening to

### KITCHEN

Fitted with range of custom made units incorporating undermount Belfast style sink with mixer taps set into base cupboard, further range of base units comprising cupboards and drawers with granite work surfaces over and having integrated dishwasher with matching fascia panel. Range style cooker with extractor hood over and matching range of eye level wall units, Space for American style fridge/freezer, useful under stairs storage cupboard, underfloor heating, tiled flooring, window and door leading to the side. Shaped peninsular breakfast bar with overhang seating area and display shelving divide to

### DINING ROOM

with window overlooking the front, central chimney breast housing dual facing cast iron log burner. Wooden flooring, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing which splits off into two and gives access to

### PRINCIPAL BEDROOM

A lovely room having window overlooking the rear garden, feature vaulted ceiling with exposed timbers and twin velux roof lights, radiator, built in wardrobe set into recess with further door opening to

### JACK AND JILL BATHROOM

fitted with large shower cubicle with direct mixer shower with drench head, corner panelled bath, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds and flooring, contemporary wall mounted heated towel rail and excellent range of storage and Airing Cupboard. Window to the side.

### GUEST BEDROOM

with window to the front, range of fitted wardrobes, radiator.

### EN SUITE WET ROOM

A well appointed room having direct mixer shower with drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

### BEDROOM 3

With window overlooking the front, radiator.

### BEDROOM 4

With window overlooking the rear garden, wooden effect flooring, radiator.

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage with an electric roller door with remote, power and lighting. Side pedestrian access leads around to the good sized Rear Garden, which is laid to good sized paved sun terrace running across the width of the property and the perfect area for outdoor entertaining. Shaped lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees, being enclosed with wooden fencing. Summerhouse, large shed with ample storage, outside lighting and water tap.

### 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 C- 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.

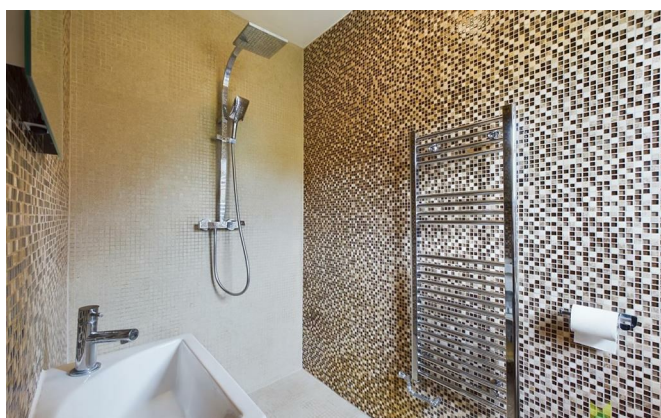
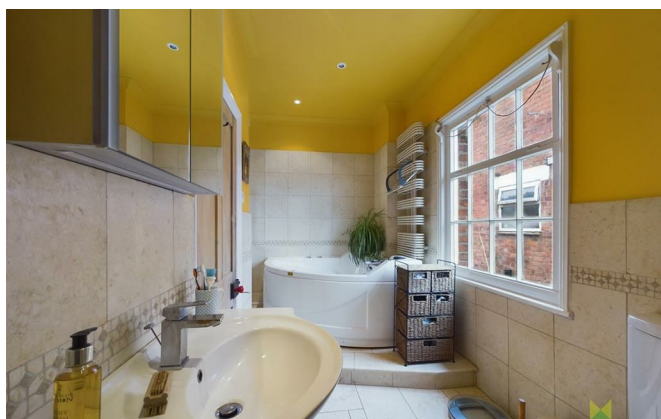
#### NEED TO CONTACT US

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.





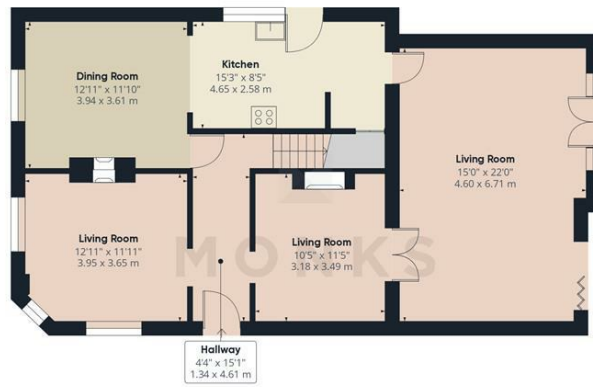
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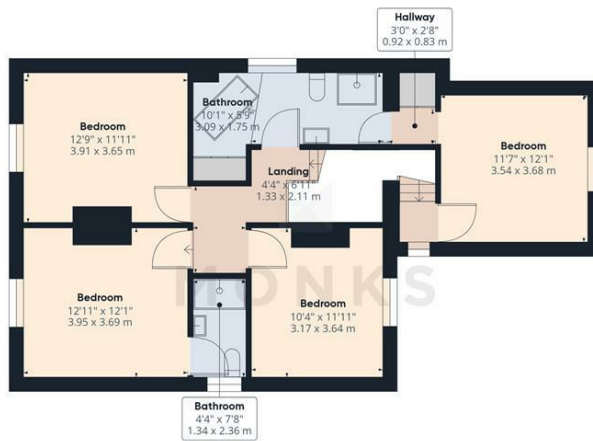
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**Approximate total area\***  
1770.26 ft<sup>2</sup>  
164.46 m<sup>2</sup>



(1) 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



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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 64, Potential: 81

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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