

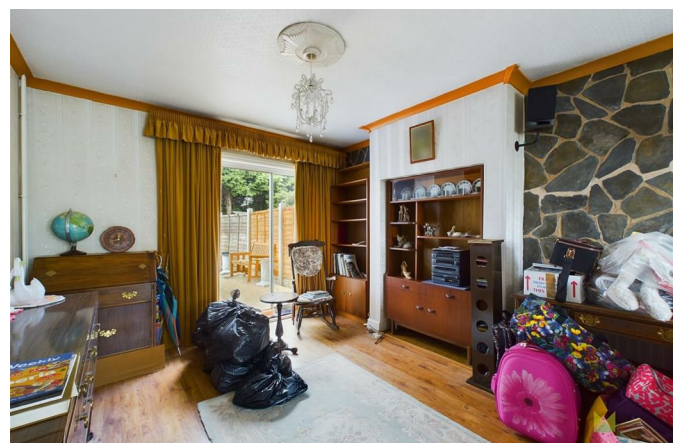
# 9 Featherbed Lane Shrewsbury SY1 4NN



3 Bedroom House - Semi-Detached  
Offers In The Region Of £230,000

## The features

- LOVELY ESTABLISHED FRONTAGE WITH LARGE GARDEN
- SEMI DETACHED HOUSE WITH SCOPE FOR IMPROVEMENT
- GOOD SIZED BREAKFAST KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING RECOMMENDED.
- ENVIABLE LOCATION CLOSE TO AMENITIES
- RECEPTION HALL, THROUGH LOUNGE/DINING ROOM
- 3 BEDROOMS AND BATHROOM
- ESTABLISHED GARDENS
- EPC E



**\*\*\* MATURE 3 BEDROOM SEMI DETACHED SET IN LARGE GARDEN \*\*\***

An excellent opportunity to purchase this mature 3 bedroom semi detached house offering some scope for modernisation and perfect for a growing family.

Occupying an enviable position in this popular location on the edge of Town, ideally placed for commuters with ease of access to the A5/M54 motorway network and an excellent range of local amenities.

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

The property has the benefit of gas central heating, double glazing, driveway with parking, Garage, large garden to the fore and enclosed Rear Garden.

Viewing recommended.

## Property details

### LOCATION

Occupying an enviable location in this popular area on the Northern edge of the Town Centre. Ideally placed for all amenities including Shops, Schools, Supermarkets, Doctors, Banks, a regular bus service to the Town Centre and excellent access to the A5/M54 motorway network.

### ENTRANCE PORCH

with door opening to

### RECEPTION HALL

wooden effect flooring, radiator. Useful under stairs storage cupboard.

### LOUNGE

with bay window overlooking the front. Ornamental fire surround housing living flame fire, feature stone work to either side of chimney breast, media point radiator. Opening to

### DINING AREA

with sliding patio doors leading onto the rear garden. Wooden effect flooring throughout, radiator.

### KITCHEN/BREAKFAST ROOM

having range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances. Ample space for breakfast/dining table, window to the side and rear and door leading to the garden. Radiator.

### FIRST FLOOR LANDING

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

### BEDROOM 1

with bay window overlooking the front, range of fitted bedroom furniture, radiator.

### BEDROOM 2

with window overlooking the rear garden, radiator.

### BEDROOM 3

With window to the front, radiator.

### BATHROOM

having suite comprising panelled bath, wash hand basin and WC. Airing Cupboard, window to the side, radiator.

### OUTSIDE

The property is set well back from the road, approached over shared driveway with neighbouring

property and leading to private driveway with parking and Garage. The Front Garden is a particular feature of the property, being of an excellent size laid extensively to lawn with well stocked flower, shrub and herbaceous beds and inset specimen trees. The Rear Garden has been laid for ease of maintenance to gravel and paved areas with shrub and herbaceous beds, enclosed with fencing. To the rear of the Dining Area is a recently laid composite decked area, ideal for outdoor dining.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We 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 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

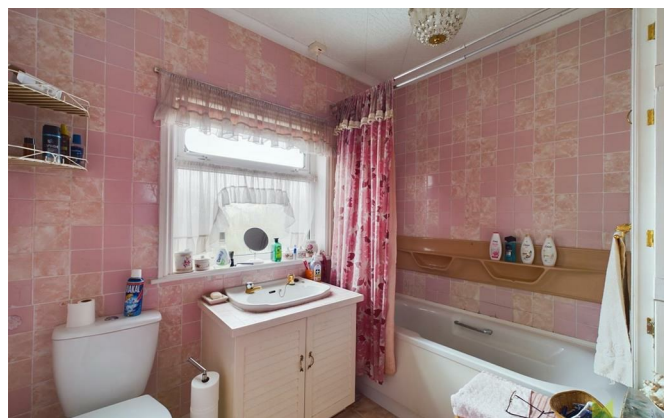
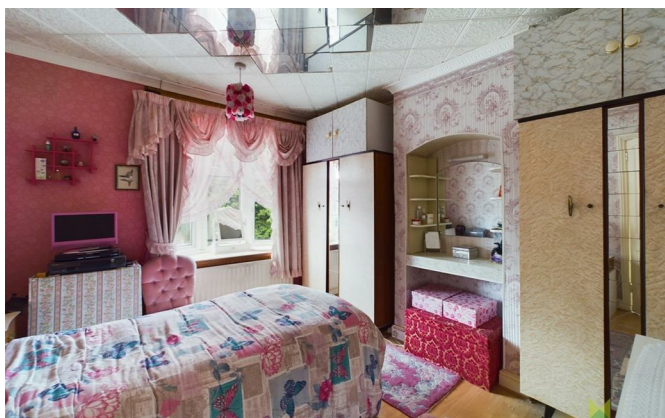
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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3 Bedroom House - Semi-Detached  
Offers In The Region Of £230,000





## Judy Bourne

Director at Monks  
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## Get in touch

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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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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- 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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