

# 19 Six Acres Shrewsbury SY3 6AF



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

## The features

- RECENTLY RENOVATED
- LIGHT AND WELL-PROPORTIONED ROOMS
- THREE BEDROOMS
- CONTEMPORARY BATHROOM
- NO UPWARD CHAIN
- OPEN PLAN GROUND FLOOR LIVING
- STYLISH WREN KITCHEN
- BI-FOLD DOORS ONTO THE GARDEN
- GARAGE AND UTILITY
- EPC E



## **\*\* WONDERFUL OPEN PLAN LIVING WITH CONTEMPORARY FINISHES \*\***

**A superbly presented, much improved three-bedroom detached house occupying an enviable position on no-through road in the popular residential area of Radbrook.**

**19 Six Acres is ideally placed for local schooling and the nearby excellent facilities available at Radbrook Green shopping centre including a supermarket, shops, doctors surgery and pharmacy, community hall and eateries.**

**The accommodation in brief comprises reception hall, open plan kitchen/dining/living room, utility three bedrooms and a family bathroom. Driveway parking and garage. Front and rear mature gardens.**

### **Property details**

#### **LOCATION**

Set in a convenient residential location with ease of access to the A5/M54 motorway network, Royal Shrewsbury Hospital and a regular bus service to Shrewsbury town centre, along with direct access onto enjoyable local walks along tree lined footpaths. The nearby county town of Shrewsbury offers an excellent range of amenities and shopping facilities including a wide variety of eateries, bespoke and national shops, Theatre Severn and the Quarry park with River Severn walks.

#### **RECEPTION HALLWAY**

Laid with oak effect flooring, stairs leading to the first floor.

#### **LIVING ROOM**

A wonderfully light room, with window over looking the front garden and feature fireplace housing electric log stove. Opening into

#### **KITCHEN/DINING ROOM**

A fantastic open plan kitchen and dining room with bi-fold doors onto the terrace. The kitchen is fitted with a range of timeless Wren cabinetry under quartz effect worksurfaces incorporating a composite sink and range of Bosch appliances including a double oven, four burner induction hob, fridge/freezer, wine fridge and dishwasher. There is a useful under stairs pantry cupboard and door into the utility room/garage.

#### **FIRST FLOOR LANDING**

With window to the side and access to the loft space.

#### **BEDROOM ONE**

A double bedroom with built in double wardrobe and window to the front.

#### **BEDROOM TWO**

With built in single wardrobe and window overlooking the garden.

#### **BEDROOM THREE/STUDY**

With storage cupboard and window to the front.

#### **BATHROOM**

A generous sized bathroom fitted with contemporary white suite comprising panelled shower-bath with double shower head over, vanity unit with striking black countertop sink and a WC. Complementary fully tiled surrounds, heated towel rail/radiator and window to the rear.

#### **OUTSIDE**

The property is approached over a paved driveway with parking flanked by lawn and flower beds. Side

pedestrian access leads to a delightful west-facing rear garden which is part laid to lawn with a paved terrace extending out from bi-fold doors off the kitchen, offering a wonderful alfresco dining area. There is a well-stocked rose bed and garden shed to the far boundary.

An adjoining tandem garage provides a useful utility area with access onto the garden. This space could be further developed to incorporate a WC if required.

#### **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. 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 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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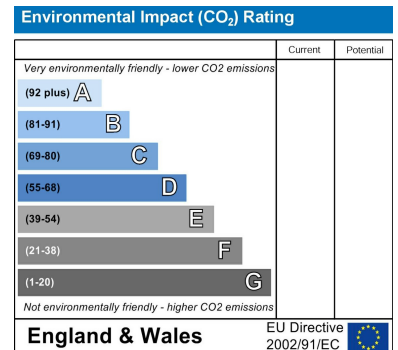
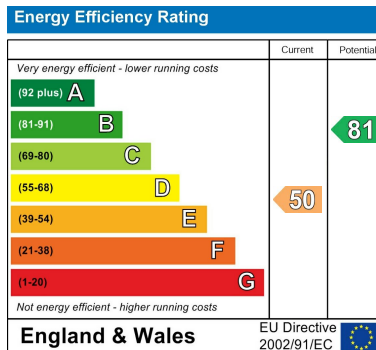
**Shrewsbury office**

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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**



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