

42 Galton Drive Telford Estate Shrewsbury SY2 5YA



4 Bedroom House - Semi-Detached
Offers In The Region Of £269,950

The features

- MUCH SOUGHT AFTER LOCATION WITH GOOD AMENITIES
- KITCHEN/DINING ROOM, GENEROUS UTILITY ROOM
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- GOOD SIZED 3-4 BEDROOM SEMI DETACHED HOUSE
- NO UPWARD CHAIN
- LOUNGE, CONSERVATORY, FAMILY ROOM/BEDROOM 4
- 3 FIRST FLOOR BEDROOMS AND SHOWER ROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EPC RATING C



***** NO UPWARD CHAIN - SPACIOUS 3/4 BEDROOM SEMI DETACHED *****

An excellent opportunity to purchase this semi detached house which occupies an enviable position on the edge of this much sought after development.

Offered for sale with no upward chain and offering some scope for improvement the accommodation briefly comprises Reception Hall, good sized Lounge, Kitchen/Dining Room, Conservatory, large Utility Room, Family Room/Bedroom, 3 First Floor Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking and enclosed South facing rear garden.

Ideally placed for commuters with ease of access to the A5/M54 motorway network and excellent local amenities on hand with both primary and secondary schools within a short walk.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable location on the edge of this popular development. Telford Estate has excellent facilities on hand including supermarkets, shops, schools, restaurants and public houses along with a regular bus service to the Town Centre. There is also ease of access to the A5/M54 motorway network.

RECEPTION HALL

Double glazed entrance door with side screen to Reception Hall, radiator.

LOUNGE

A good sized room having window overlooking the front, wall mounted gas fire, media point, radiator.

KITCHEN/DINING ROOM

Dining Area with radiator, wooden effect flooring, sliding patio doors to

The Kitchen is fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for dishwasher, fridge, freezer etc. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching range of eye level wall units, tiled flooring, window to the rear and door to Utility.

CONSERVATORY

being of brick and sealed unit double glazed construction with double opening French doors leading onto the garden, LVT flooring, power and lighting.

UTILITY ROOM

a good sized room with range of units, space for appliances and window and door to the garden.

FAMILY ROOM/GROUND FLOOR BEDROOM

The former Garage has been converted to provide this useful and versatile room. Window to the front and side, wooden effect flooring.

FIRST FLOOR LANDING

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

BEDROOM 1

having large window overlooking the front with a lovely aspect over the roof tops to Haughmond Hill. Range of fitted bedroom furniture, radiator.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the front, radiator.

SHOWER ROOM

with suite comprising large shower cubicle, wash hand basin and WC. Tiled surrounds, radiator, windows to the side and rear.

OUTSIDE

The property is approached over driveway with parking for several cars and front garden laid to lawn. Side pedestrian access leads to the enclosed South facing Rear Garden which is laid mainly to lawn and enclosed with fencing.

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](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

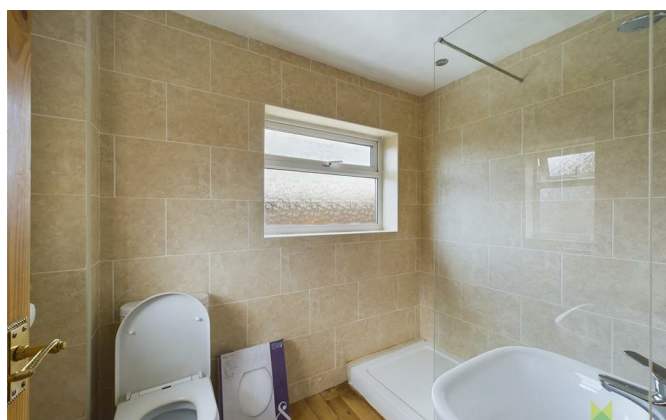
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

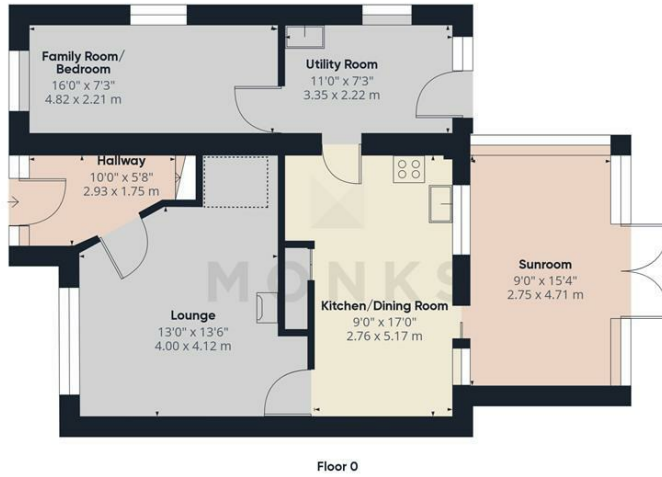
NEED TO CONTACT US

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.

42 Galton Drive, Telford Estate, Shrewsbury, SY2 5YA.

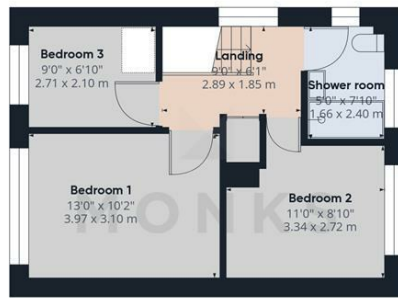
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Approximate total area[®]
 1159.92 ft²
 107.76 m²

Reduced headroom
 13.35 ft²
 1.24 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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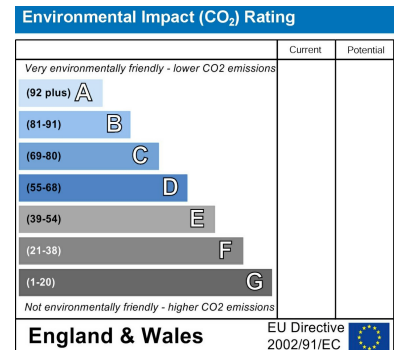
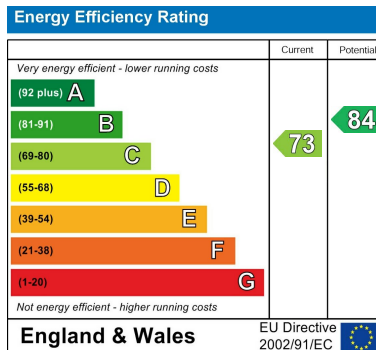
Shrewsbury office

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 Shrewsbury, Shropshire, SY1

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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- 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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