

9 Fox Avenue The Spinney Shrewsbury SY2 6FX



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

The features

- RECENTLY CONSTRUCTED AND IMMACULATELY MAINTAINED
- SPACIOUS ROOMS THROUGHOUT
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND EN SUITE
- GARAGE AND DRIVEWAY
- VIEWING HIGHLY RECOMMENDED
- VERSATILE 3 STOREY TOWN HOUSE
- LOUNGE, KITCHEN/DINING ROOM
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- COTTAGE STYLE REAR GARDEN
- EPC RATING B



***** IMPRESSIVE TOWN HOUSE*****

An excellent, immaculately maintained 3 double bedroom Town House set on this much sought after development on the edge of the Town.

Featuring high energy insulation values and recently finished to a high specification by reputable developers Bellway Homes.

Reception Hall with Cloakroom, spacious Lounge, lovely Kitchen/Dining Room, 2 double Bedrooms and Bathroom on the First Floor and fabulous Principal Bedroom with Dressing Room and en suite across the Second Floor.

Gas central heating, double glazing, parking for 2, Garage and enclosed Rear Garden.

Viewing Essential.

Property details

LOCATION

RECEPTION HALL

Covered entrance opening to spacious Reception Hall with useful under stairs recess, radiator.

CLOAKROOM

With WC and wash hand basin, tiled flooring, radiator, window to the front.

LOUNGE

A lovely room with double opening French doors leading onto the rear garden. Media point, radiator.

KITCHEN/DINING ROOM

Attractively fitted with range of grey fronted units incorporating single drainer sink set into base cupboard with plumbing for dishwasher beneath. Matching range of cupboards and drawers with work surfaces over and having inset 4 ring hob with oven and grill beneath, matching range of eye level wall units, integrated fridge/freezer. Recessed ceiling lights, window to the front. Ample space for dining table, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor off which lead

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

With window to the front, radiator.

FAMILY BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

SECOND FLOOR LANDING

Enclosed staircase with space perfect for Study area and stairs leading to Second Floor Landing.

PRINCIPAL BEDROOM

An excellent Principal Suite across the top floor - Window to the front, media point, radiator.

DRESSING ROOM

A walk in Dressing Room with velux roof light to the rear with views over the rooftops across to the Town and Haughmond Hill. Radiator.

EN SUITE SHOWER ROOM

With large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, velux roof light with similar views to Dressing Room.

OUTSIDE

The property is approached over driveway with parking for two cars and leading to the GARAGE with up and over door, power and lighting. To the front of the property is an established laurel hedge. Side pedestrian access leads to the REAR GARDEN which has a paved sun terrace and well-stocked borders with a walk way through to a seating area. Outside lighting.

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 the property is a new build the council tax banding has not yet been registered.

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

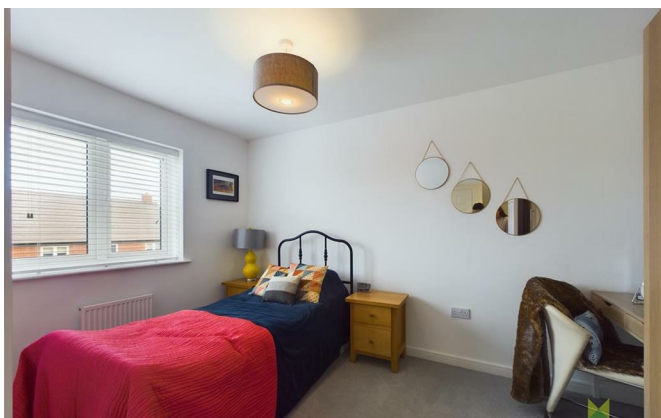
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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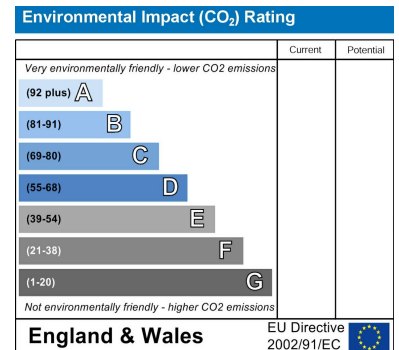
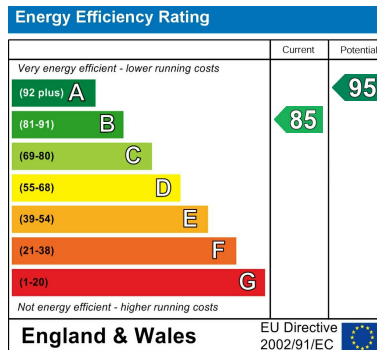
Shrewsbury office

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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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