

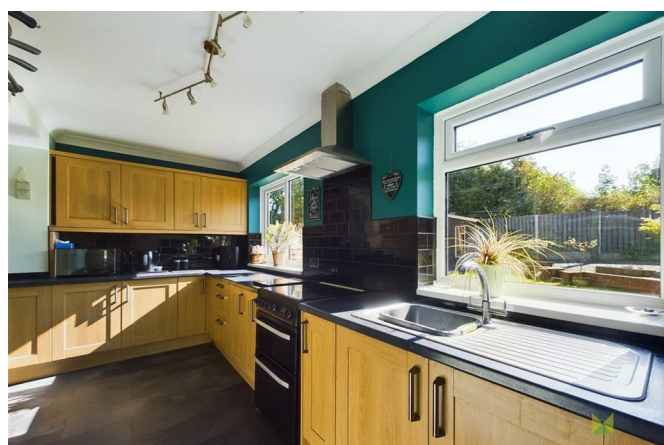
17 Whitemere Road Shrewsbury SY1 3BT



3 Bedroom House - Semi-Detached
Offers In The Region Of £255,000

The features

- MUCH IMPROVED AND EXTENDED SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- 3 BEDROOMS AND RE-FITTED BATHROOM
- ENCLOSED REAR GARDEN WITH SUMMERHOUSE
- EPC RATING C
- ENVIABLE LOCATION WITH EXCELLENT LOCAL AMENITIES
- LOUNGE, KITCHEN/DINING ROOM, UTILITY, CLOAKROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED



***** WONDERFUL PROPORTIONS AND PRIVATE REAR GARDEN *****

This neatly presented three-bedroom semi detached house is ideal for a first time buyer or a growing family having been much improved under the current ownership to suit both ideal everyday living or larger scale entertaining.

Occupying an enviable position in this much sought after location of Town, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities within walking distance.

The accommodation briefly comprises Entrance Porch, Hallway, Living Room, Open Plan Kitchen/Dining Room, Utility and WC, 3 Bedrooms and a Family Bathroom

The property has gas central heating, double glazing replaced throughout in 2021, driveway with parking for several cars, Garage and a landscaped Rear Garden.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of this much sought after location which has excellent amenities on hand including schools, supermarkets, shops, regular bus service to the Town Centre and ease of access to the A5/M54 motorway network. There are lovely walks on the door step and the Railway Station is a pleasant stroll away.

ENTRANCE PORCH

Sealed unit double glazed entrance door with glazed side screen to useful Entrance Porch with further door to

RECEPTION HALL

LOUNGE

having window overlooking the front, chimney breast with brick reveals and wooden lintel and space for log burner, media point, radiator.

OPEN PLAN KITCHEN/DINING ROOM

having been extended and attractively fitted with modern range of wooden fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and range of eye level wall units. Two windows overlooking the rear garden, door to the side and column style radiator. Peninsular divide to the Dining area with double opening French doors leading onto the garden, radiator.

UTILITY ROOM

with work surface having space beneath for appliances, wall mounted cupboards over, door to garden and

CLOAKROOM

with suite comprising WC and wash hand basin set into storage, tiled surrounds, window to the side.

FIRST FLOOR LANDING

Staircase leads to First Floor Landing with access to roof space.

PRINCIPAL BEDROOM

having window to the front and fitted with range of contemporary high gloss bedroom furniture, radiator.

BEDROOM TWO

with window overlooking the rear, range of high gloss fronted fitted bedroom furniture, radiator.

BEDROOM THREE

with window to the front, radiator.

FAMILY BATHROOM

Attractively re-fitted with suite comprising panelled bath with shower unit over, wash hand basin and WC set into high gloss fronted vanity with excellent storage, complementary tiled surrounds, recessed ceiling lights, radiator. Windows to the side and rear.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage with power and lighting.

The Rear Garden is a lovely space for those who like to entertain outdoors, being laid to paved sun terrace, raised lawn with flower and shrub beds and additional gravelled seating area adjoining the Summer House which is also a good space for those who work from home. Offering a good level of privacy being screened with fencing and hedging.

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 B - 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

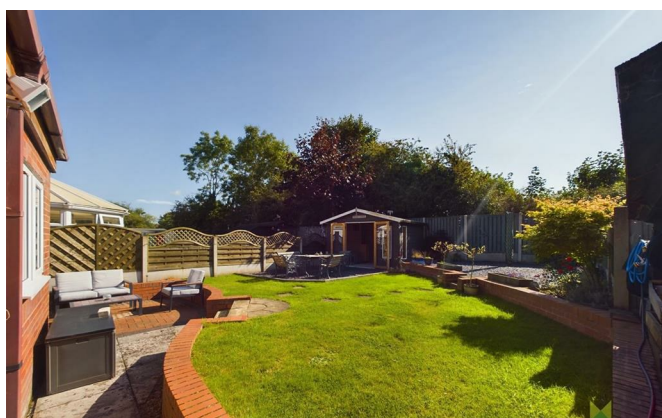
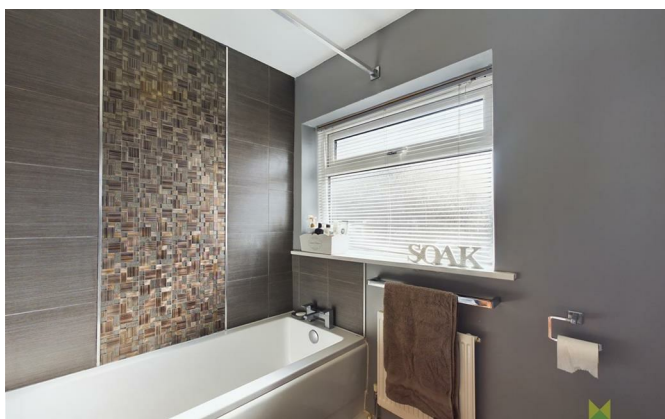
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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Get in touch

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Click. www.monks.co.uk

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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) 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		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.