

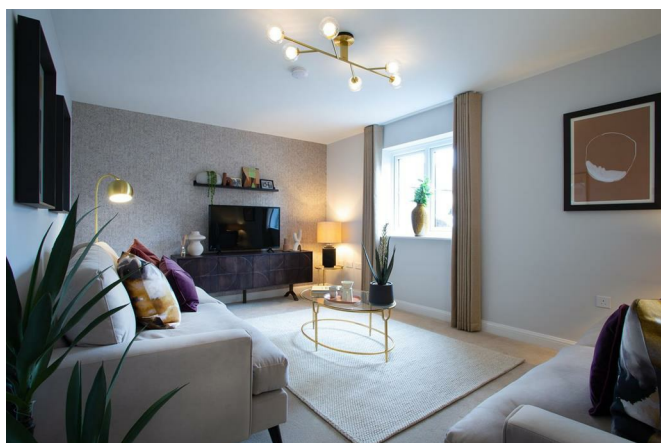
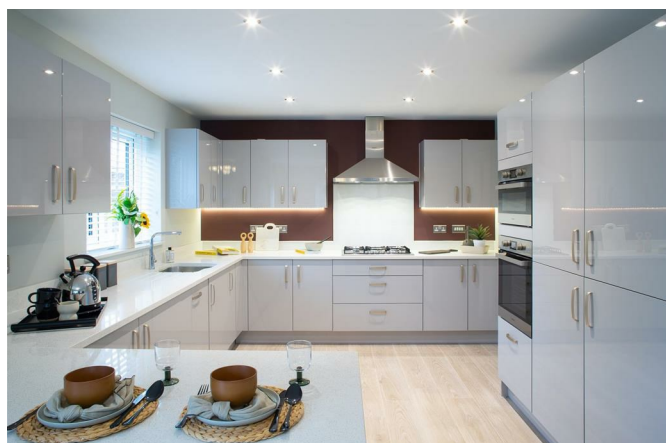
The Chestnut Montgomery Grove, Oteley Road Shrewsbury SY2 6RH



4 Bedroom House - Detached
Offers In The Region Of £500,000

The features

- IMPRESSIVE 4 BEDROOM DOUBLE FRONTED DETACHED FAMILY HOME WITH GARAGE
- STAMP DUTY PAID
- GENEROUS LOUNGE, DINING/FAMILY ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- SHOW HOME
- HIGH ENERGY EFFICIENCY, SOLAR PANELS AND EV CHARGER
- RECEPTION HALL WITH CLOAKROOM
- CONTEMPORARY LIVING/ KITCHEN/DINING ROOM WITH APPLIANCES AND UTILITY
- 3 FURTHER BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL



*** STAMP DUTY PAID ***

*** SHOW HOME ***

*** EXCELLENT DOUBLE FRONTED 4 BEDROOM FAMILY HOME ***

We are delighted to be working with Lioncourt Homes on their stunning new development Montgomery Grove.

BOOK YOUR VIEWING DIRECT WITH MONKS AND ON COMPLETION RECEIVE A £500.00 HIGH STREET VOUCHER.

Located on the edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network and host of amenities.

This impressive 4 bedroom double fronted detached home is perfect for a growing family, work from home or those looking to downsize and benefits from a generous Lounge, Dining / Family Room, fabulous open plan Living / Dining / Kitchen with French doors to the garden, Utility and Cloakroom. On the First Floor are the Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.

Property details

DESCRIPTION

*** STAMP DUTY PAID ***

SHOW HOME

Welcome to Montgomery Grove - a select development of 2, 3 and 4 bedroom homes perfect for today's modern lifestyle.

Lioncourt Homes was established in 2006 with a specific objective of creating beautiful new homes with quality of workmanship, service and customer satisfaction being forefront of their mind.

Each home has been thoughtfully created to provide impressive and stylish living space, generous storage solutions and aspirational kitchen and bathroom layouts. All properties have the latest technologies integrated into the design which is part of their drive to provide energy efficient homes and value for money.

The properties are subject to a 10 year NHBC warranty.

LOCATION

Montgomery Grove occupies an enviable position, tucked away behind Oteley Road and is perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarkets, schools, doctors, recreational facilities and lovely walks along the Reabrook Conservation area. The Town Centre of Shrewsbury is a short drive away where you will find a host of independent stores, restaurants, cafe's, theatre Severn and many historical interests.

RECEPTION HALL

CLOAKROOM

GENEROUS LOUNGE 15'8" x 12'5" (4.79 x 3.79)
A generous sized room with window to the side, media point, radiator.

FAMILY/DINING ROOM 10'11" x 8'4" (3.35 x 2.55)
A versatile room with windows to the front and side, radiator.

LIVING/DINING/KITCHEN

The family dining area features double opening French doors leading on the garden. The Kitchen is fitted with a range of contemporary units and appliances

UTILITY ROOM

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 14'10" x 13'1" (4.53 x 4.00)
With window to the front and side, radiator.

EN SUITE SHOWER ROOM 8'3" x 5'8" (2.52 x 1.73)
with shower cubicle, wash hand basin and WC.
Complementary tiled surrounds

BEDROOM 2 14'0" x 11'1" (4.29 x 3.40)
With window to the front, radiator.

BEDROOM 3 11'5" x 10'11" (3.50 x 3.34)
with window to the rear, radiator.

BEDROOM 4 10'10" x 9'11" (3.32 x 3.04)
With window to the front, radiator.

FAMILY BATHROOM 6'10" x 6'2" (2.10 x 1.90)
With suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage. Enclosed rear garden.

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 this is a new build property the Council has not yet set the banding.

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

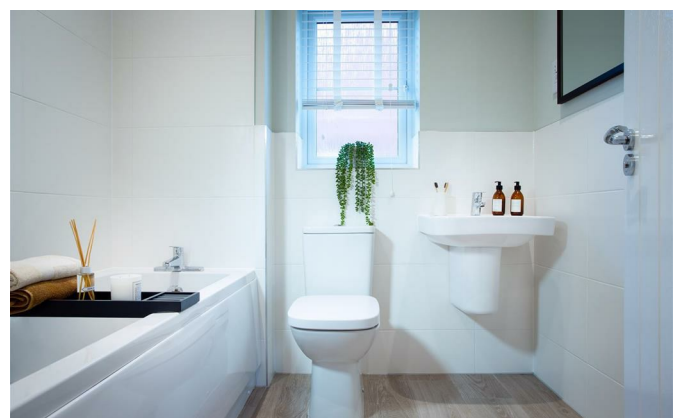
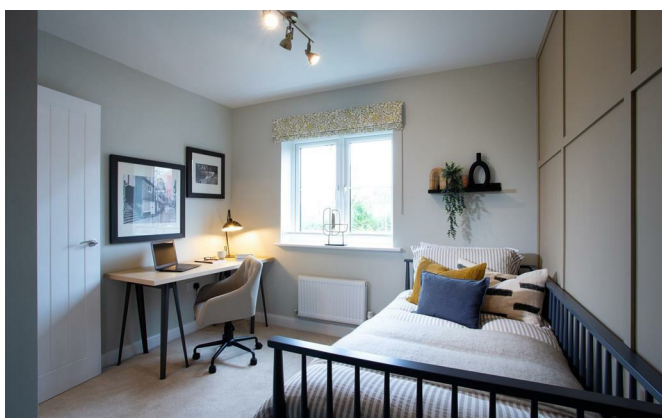
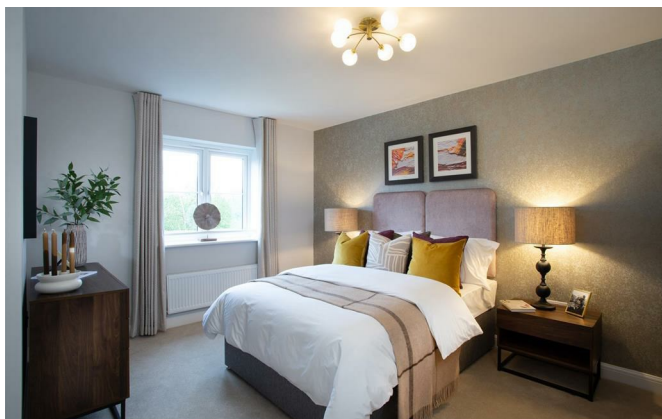
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

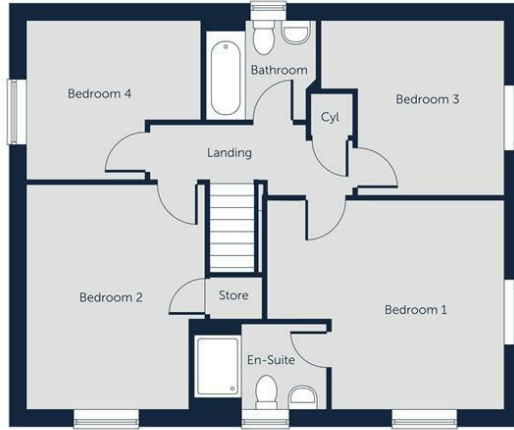
NEED TO CONTACT US

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.

The Chestnut Montgomery Grove, Throrer Road, Oteley Road, Shrewsbury, SY3 0PL

4 Bedroom House - Detached
Offers In The Region Of £500,000





Judy Bourne

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Get in touch

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Click. www.monks.co.uk

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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

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	

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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- 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.