

# The Lime Thrower Road Oteley Road Shrewsbury SY2 6RH



**3 Bedroom House - Mid Terrace**  
**Offers In The Region Of £297,500**

## The features

- EXCELLENT 3 BEDROOM FAMILY HOME WITH GARAGE
- ENVIABLE LOCATION ON THE EDGE OF TOWN
- UTILITY AND CLOAKROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL
- HIGH ENERGY EFFICIENCY AND 10 YEAR NHBC WARRANTY
- LOUNGE, CONTEMPORARY KITCHEN/DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY, PARKING AND ENCLOSED GARDEN



\*\*\* BRAND NEW HOME \*\*\*

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

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 3 bedroom home is perfect for a growing family and benefits from good sized Lounge, contemporary Kitchen/Dining Room, Utility and Cloakroom. Principal Bedroom with en suite, 2 further bedrooms and family Bathroom.

Featuring high energy efficiency, gas central heating, driveway with parking and enclosed rear garden.

Range of integrated appliances, flooring and turfed rear garden. (Plot 3).

Early reservation essential.

## Property details

### DESCRIPTION

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.

### ENTRANCE HALL

### CLOAKROOM

**LOUNGE** 15'6" x 11'11" (4.73 x 3.64)  
with window to the front, useful under stairs storage cupboard, radiator.

**KITCHEN/DINING ROOM** 12'11" x 11'8" (3.95 x 3.58)  
with range of contemporary units and double opening French doors to the garden.

**UTILITY ROOM** 7'8" x 3'5" (2.35 x 1.05)

### FIRST FLOOR LANDING

**PRINCIPAL BEDROOM** 11'11" x 10'4" (3.64 x 3.15)  
With window to the front, radiator.

### EN SUITE SHOWER ROOM

with shower cubicle, wash hand basin and WC.  
Complementary tiling, window to the front

**BEDROOM 2** 10'9" x 6'6" (3.30 x 2.00)  
With window to the rear, radiator.

**BEDROOM 3** 10'9" x 6'6" (3.30 x 2.00)  
With window to the rear, radiator.

### OUTSIDE

Approached over driveway with parking. 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

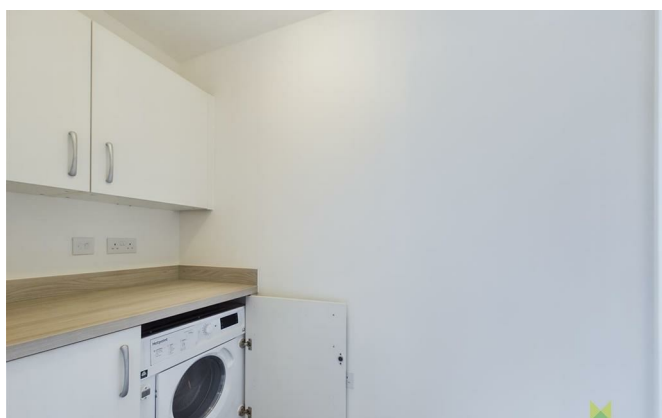
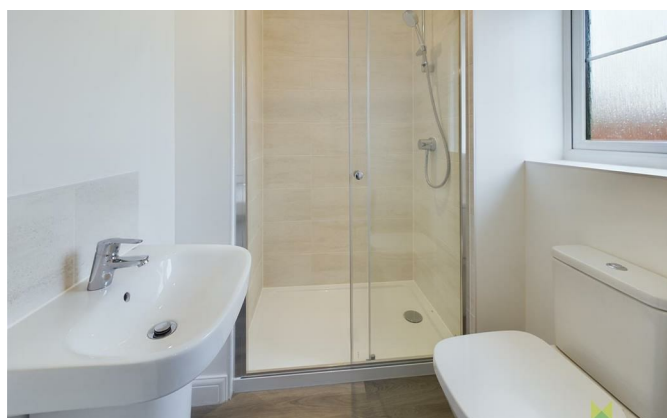
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

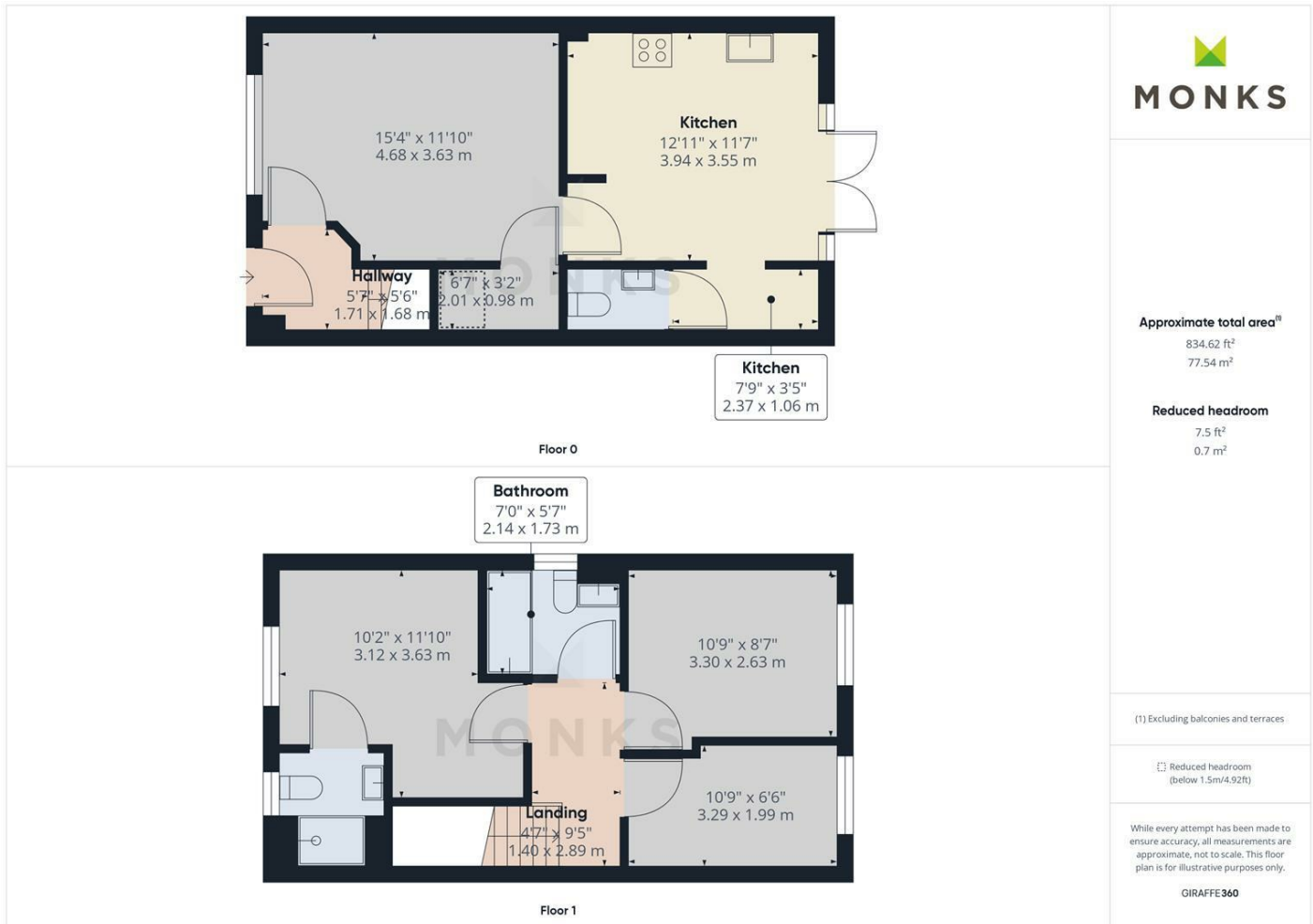
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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## Judy Bourne

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## Get in touch

Call. 01743 361422  
Email. info@monks.co.uk  
Click. www.monks.co.uk

## Shrewsbury office

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- 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.
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