

Dun Iar Astley Lane Upper Astley Shrewsbury SY4 4BS



4 Bedroom House - Semi-Detached
Offers In The Region Of £375,000

The features

- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- LOUNGE WITH LOG BURNER
- UTILITY WITH WC
- THREE FURTHER BEDROOMS & FAMILY BATHROOM
- DRIVEWAY AND STORE
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING OPEN PLAN LIVING KITCHEN DINER
- PRINCIPAL BEDROOM WITH EN SUITE
- REAR GARDEN BORDERED BY OPEN FIELDS
- EPC RATING C



MUCH IMPROVED FOUR BEDROOM SEMI DETACHED HOUSE

An immaculate much improved and extended four bedroom semi-detached house situated in this pleasant rural location which would appeal to many buyers and early inspection is highly recommended. The property is well placed for easy access to the town centre and the bypass linking up with the M54 motorway network and local amenities.

The accommodation briefly comprises: Entrance hallway. Attractive Lounge with log burner. Stunning Open Plan Kitchen Diner Family Room with stunning open views. Utility. WC. First floor landing. Principal Bedroom with En Suite Shower Room. Three Further Bedrooms. Fitted Bathroom. Enclosed Rear garden bordered by fields. Generous Driveway. Store. UPVC double glazing. Gas fired central heating. Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of the small Village of Astley. Set approximately 6 miles North of the Town Centre of Shrewsbury there are excellent facilities at nearby Battlefield, Shawbury and is within walking distance of two village pubs at Astley and Hadnall. There is easy access to the A5/M54 motorway network, Telford, Market Drayton, The Potteries and Chester.

RECEPTION HALL

Having Oak wooden flooring, radiator and door to;

LOUNGE

With window to front, radiator and multi fuel burner set on hearth.

UTILITY

Fitted with base units and matching range of eye level units, space for fridge freezer, washing machine and tumble dryer, radiator, window to side and travertine tiled flooring. Recently installed gas central heating boiler. Door to;

WC

Fitted with low flush WC, circular wash hand basin with mixer taps set onto unit, radiator and travertine tiled flooring.

STUNNING OPEN PLAN KITCHEN DINING FAMILY ROOM

What an impressive room - perfect for those who love to entertain - naturally well lit from vaulted ceiling with skylights, sliding patio doors to rear leading onto rear garden with open fields beyond.

With Dining Area has ample space for large dining table, Family Room provides the perfect space for family and friends to entertain.

The Kitchen area is beautifully fitted with a range of wooden front units incorporating sink set into base cupboard. Comprehensive range of matching cupboards and drawers with granite work surface over and having integrated dishwasher with matching fascia panel. Rangemaster cooker which is included with large extractor hood over and tiled splash, American style fridge freezer also included. Breakfast island with space for seating. Matching range of eye level wall units. Having travertine tiled flooring throughout and two vertical radiators.

Stairs rise to FIRST FLOOR LANDING having loft access with ladder and boarded. Door to all bedrooms and bathroom

PRINCIPAL BEDROOM

Having window to the front with pleasing outlook, radiator, fitted wardrobes and television aerial point.

EN SUITE SHOWER ROOM

Having a modern white suite comprising shower unit with glass doors, low level WC and wash hand basin, tiled walls and floor, heated towel rail, window to the rear.

BEDROOM TWO

Having window to the rear with pleasing outlook, radiator, fitted wardrobes and television aerial point.

BEDROOM THREE

Having window to the front with pleasing outlook, radiator.

BEDROOM FOUR

Having window to the front with pleasing outlook, radiator.

FAMILY BATHROOM

Having a modern white suite comprising panelled bath with mixer taps and shower over and screen to the side, low level WC, pedestal wash hand basin with mixer taps, part tiled walls, heated towel rail, window to the rear.

OUTSIDE

The property is approached over a generous driveway providing ample parking to front leading to Store. Gated side access leads to the rear garden, providing a shaped lawned space with paved sun terrace and path leading to garden shed. There is a Shed bbq shelter together with a children's Wooden climbing frame and swing and slide. Fully enclosed with fencing and bordered to the rear by fields.

GENERAL

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, gas and electric are connected and would recommend this is verified.

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 '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.





Dun Iar Astley Lane, Upper Astley, Shrewsbury, SY4 4BS.

4 Bedroom House - Semi-Detached
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Judy Bourne

Director at Monks

judy@monks.co.uk

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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