

# 11 Broxtons Wood Westbury Shrewsbury SY5 9QR



2 Bedroom House - Semi-Detached  
Guide Price £175,000

## The features

- ENVIABLE VILLAGE LOCATION
- PERFECT FOR COMMUTERS WITH EASE OF ACCESS TO THE A5/M54 MOTORWAY NETWORK
- LOUNGE, KITCHEN, CONSERVATORY
- 2 BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- EPC B



**\*\*\* TWO BEDROOM PROPERTY IDEAL FOR FIRST-TIME BUYERS IN POPULAR VILLAGE LOCATION \*\*\***

**An excellent opportunity to purchase this 2 bedroom semi detached house.**

**Occupying an enviable position in this popular village which boasts a doctors, public house and lovely countryside walks and is a short drive from the A5/M54 motorway network.**

**The accommodation briefly comprises Lounge, Kitchen, Sun Room, 2 Bedrooms and Bathroom.**

**The property has the added benefit of gas central heating, double glazing, driveway with parking and an enclosed rear garden.**

**Viewing highly recommended.**

## **Property details**

### **LOCATION**

Occupying an enviable position in this popular Village which lies approx 9 miles to the South of Shrewsbury. Westbury has a Medical Centre and Public House. A bus service feeds to the nearby Secondary School at Pontesbury and there is also a regular bus service to the Town Centre. The Royal Shrewsbury Hospital and A5/M54 motorway network is within easy reach.

### **LIVING ROOM**

A bright room with window to the front and storage space under the stairs. Media point.

### **KITCHEN**

Fitted with range of base units incorporating single drainer sink and four ring electric hob with oven set into base cupboard and extractor hood over. Further range of cupboards and drawers with work surfaces over, matching eye level wall units and breakfast bar. Door into conservatory.

### **SUN ROOM**

Overlooks the rear garden with French Doors to the patio area.

### **FIRST FLOOR LANDING**

From the Living Room staircase leads to First Floor Landing with access to roof space.

### **PRINCIPAL BEDROOM**

Generous sized room with window to front aspect. Fitted mirrored wardrobe and radiator.

### **BEDROOM TWO**

With window to the rear, radiator and useful storage cupboard.

### **BATHROOM**

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds and radiator.

### **OUTSIDE/ENCLOSED REAR GARDEN**

Approached over a gravelled driveway.

The enclosed rear garden is enclosed with fencing and is laid with half lawn and half paving.

### **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 hom



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## Judy Bourne

Director at Monks

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## Get in touch

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## 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		91
(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 <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		
England & Wales	EU Directive 2002/91/EC	

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