

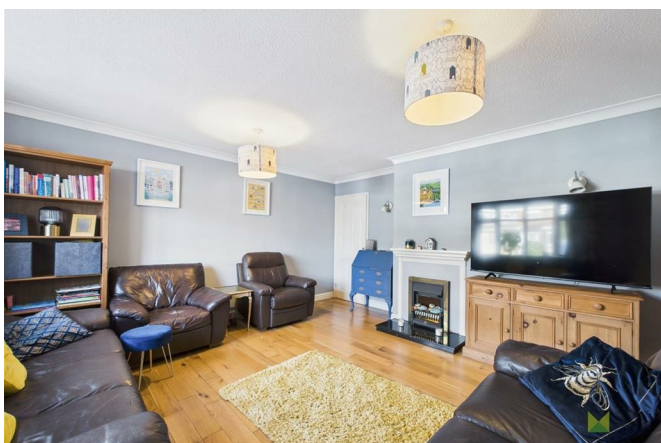
# 9 The Parks Shrewsbury SY1 4TJ



**4 Bedroom House - Semi-Detached**  
**Guide Price £280,000**

## The features

- EXCELLENT PROPORTIONS
- EXTENDED AND MODERNISED SEMI-DEATCHED HOUSE
- CONTEMPORARY FINISHES
- FOUR BEDROOMS, TWO BATHROOMS
- DRIVEWAY PARKING
- NEARBY TO SCHOOLING AND AMENITIES
- DESIRABLE RESIDENTIAL LOCATION
- OPEN PLAN KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN WITH SUBSTANTIAL STORAGE SHED
- EPC RATING C



**\*\*\* MODERNISED AND EXTENDED SEMI-DEATCHED HOUSE \*\*\***

An excellent opportunity to acquire this neatly presented and well-proportioned four bedroom home which has been finished to a contemporary standard.

Occupying an enviable position in this much sought after location, ideally placed for local amenities including schools and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance Hall, Living Room, Kitchen/Dining Room, Conservatory, Utility Room and Store room, WC, Four excellent sized bedrooms and two Bathrooms.

The property has gas central heating, double glazing, driveway with parking and enclosed rear garden with large storage shed/unit.

Viewing highly recommended.

## Property details

### ENTRANCE HALL

Approach via part glazed UPVC front door and laid to wood effect flooring. Door opening into the

### LIVING ROOM

A generous reception room with deep set window to front and coal effect gas fire set into wooden surround. Door into the

### OPEN PLAN KITCHEN/DINING ROOM

A superb space for both everyday living and larger scale entertaining. The kitchen is fitted with a range of striking shaker cabinetry under oak effect contrasting work surfaces incorporating a single stainless steel drainer sink and four ring induction hob. Undercounter oven and space for dishwasher. Further range of eye level matching cupboards and two full height larder storage cupboards. Side door into the utility room and double doors into the

### CONSERVATORY

Of generous proportions and providing a versatile reception room overlooking the garden. Double doors into garden.

### UTILITY ROOM

A large working space with range of cabinets and space for under counter appliances coat and boot storage. Door onto garden and door into

### INTERNAL STORE ROOM

A versatile space incorporated into the main house from the former garage.

### CLOAK ROOM

With low-level flush WC and hand wash basin. Wall mounted boiler.

Stairs rise to first floor landing off which radiate the bedrooms. Airing cupboard and loft access with pulldown ladder.

### PRINCIPAL BEDROOM

A superbly sized room fitted with an extensive range of inbuilt cabinetry. Window to front and door into

### EN-SUITE SHOWER ROOM

Fitted with a white suite comprising large shower cubicle, hand wash basin and low level flush WC. Laid to wood affect flooring with window to rear.

### BEDROOM TWO

A double bedroom with built-in wardrobes and window to rear.

### BEDROOM THREE

Another double bedroom with window to front.

### BEDROOM FOUR

A single bedroom with window to front.

### FAMILY BATHROOM

Recently re-fitted with contemporary suite comprising panelled bath with shower over, hand wash basin and low flush WC set into vanity unit. Partly tiled surrounds and window to rear

### OUTSIDE

The property is approached over hardstanding providing parking for several vehicles in front of an external store room.

The enclosed rear garden is a blend of terracing extending from the rear of the house, raised decking and expanse of lawn for ease of maintenance within the garden is a substantial garden shed/lock up. Side pedestrian access.

### 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 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 '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.

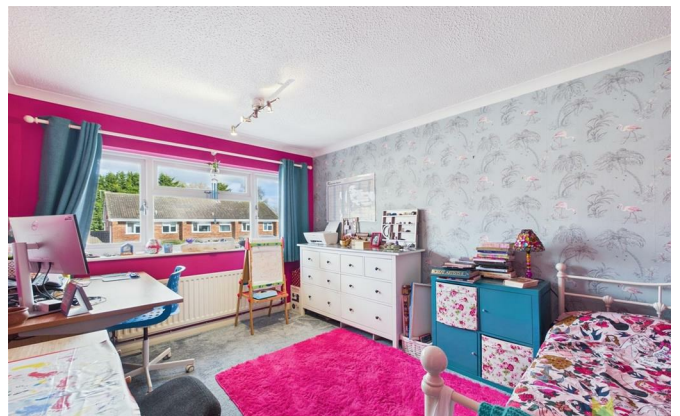
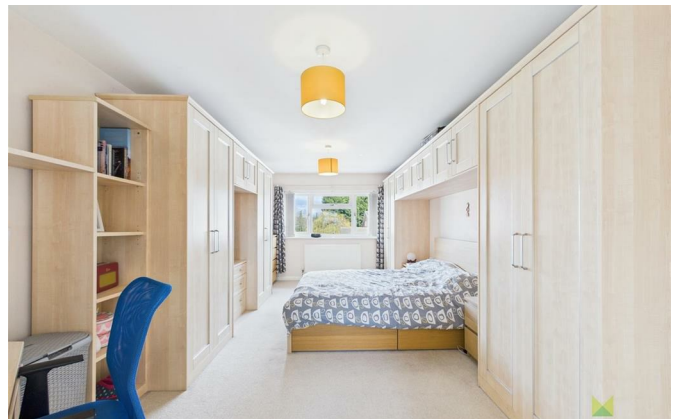
#### NEED TO CONTACT US

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



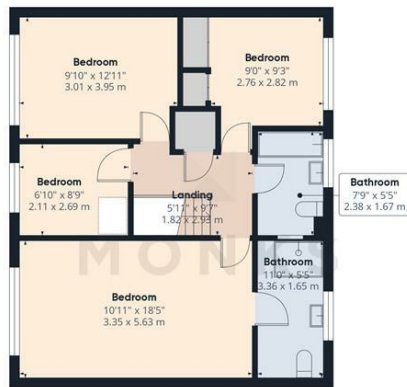
## 9 The Parks, Shrewsbury, SY1 4TJ.

4 Bedroom House - Semi-Detached  
Guide Price £280,000





Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
 1502.31 ft<sup>2</sup>  
 139.57 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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		81
(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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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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