

5 Linnet Close Shrewsbury SY1 4TZ



4 Bedroom House - Detached
Offers In The Region Of £389,995

The features

- WELL PROPORTIONED ACCOMODATION
- TASTEFUL DECOR THROUGHOUT
- EXCELLENT ATTENTION TO DETAIL
- OVERLOOKING OPEN GREEN SPACE
- NEARBY TO AMENITIES, SCHOOLING AND TRANSPORT LINKS
- FOUR SPACIOUS BEDROOMS
- TWO BATHROOMS
- THREE RECEPTION ROOMS
- LARGE REAR GARDEN AND AMPLE PARKING
- EPC RATING C



*** IMPRESSIVE DOUBLE FRONTED 4 BEDROOM DETACHED HOUSE ***

A rare opportunity to acquire this sophisticated 4 bedroom home which has been finished to an exacting standard throughout. Overlooking a delightful open green space, the property has been extensively modernised by the current owners to offer comfortable and elegant accommodation suited to both every day living and larger scale entertaining.

The corner plot occupies an enviable and remarkably private position within 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 Reception Porch and Hallway, Living Room, Dining Room, Play room/Home Office, Kitchen with adjoining Utility Room, 4 Bedrooms, en-suite Shower Room and Bathroom.

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

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in a cul de sac in a convenient residential location on the Northern edge of the Town. Perfectly placed for an excellent range of amenities including Supermarkets, Shops, Schools, Restaurants and Public Houses along with ease of access to the Town Centre and A5/M54 motorway networks. There are lovely rural walks on the doorsteps down the nearby River Severn.

ENTRANCE HALL

Part glazed front door opens into a useful porch and beyond, into the central and spacious hallway laid to oak flooring which extends throughout the majority of the ground floor.

LIVING ROOM

A naturally well-light and generously proportioned room with deep set window to the front. Striking log burner effect gas stove set into decorative surround. The room is painted in a sophisticated Farrow and Ball shade with moulded cornicing and deep skirting boards. French doors into the

DINING ROOM

With French doors opening onto the terrace. The room comfortably sits a six-seater table and chairs.

KITCHEN

Fitted with a comprehensive range of contemporary base units incorporating 1.5 drainer composite sink with mixer tap with contrasting worksurfaces over. Integrated oven and four ring gas hob with overhead extractor fan. Window overlooking the rear garden. Tiled flooring throughout.

UTILITY

Leading off the kitchen and with service door to the side of the house. Worksurfaces incorporating single drainer sink and cabinetry under with space for washer/dryer.

PLAY ROOM/HOME OFFICE

A wonderfully versatile room with bay window to the front of the property.

WC

With WC and wash hand basin.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

PRINCIPAL BEDROOM

A generously proportioned double bedroom with window to the front, two useful storage cupboards. Door to the

ENSUITE SHOWER ROOM

With suite comprising large shower cubicle and wash hand basin inset into vanity unit. Complementary tiled surrounds.

BEDROOM TWO

A double bedroom with useful storage cupboard and window to the rear.

BEDROOM THREE

A double bedroom with window to the front and useful storage cupboard.

BEDROOM FOUR

A single bedroom with double storage cupboard and window to the rear.

BATHROOM

A luxuriously appointed suite comprising contemporary bath, walk in shower cubicle with drench head, wash hand basin and WC. Fully tiled walls and flooring, heated towel rail.

OUTSIDE

The property occupies a pleasant cul-de-sac location and is approached over large driveway laid to block paving providing ample parking. Side pedestrian access to the enclosed Rear Garden

which is mainly laid to lawn with paved sun terrace extending from the rear of the house The generous garden is enclosed with wood fencing.

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 D - 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 home

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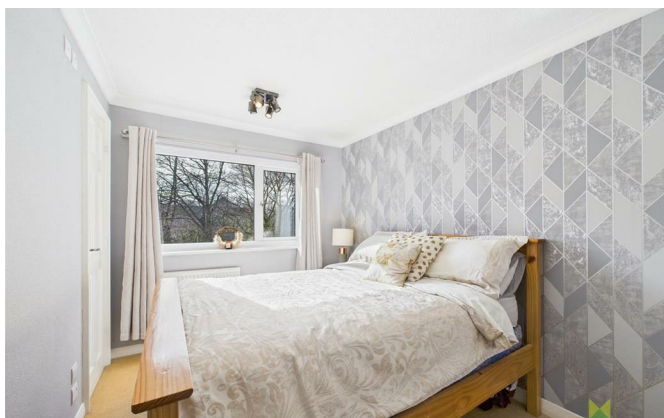
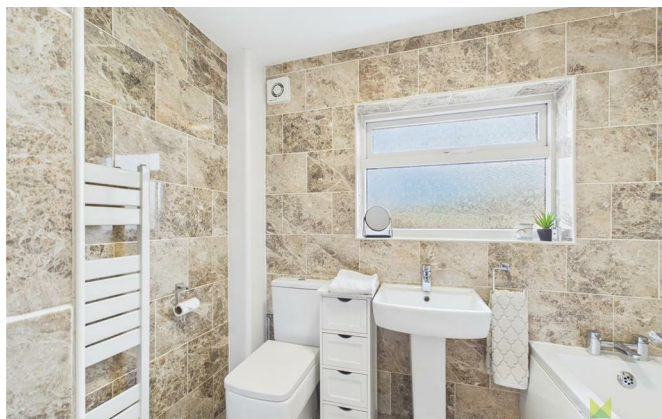
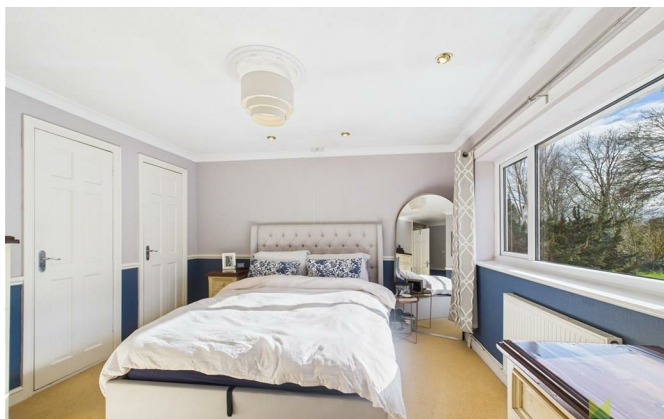
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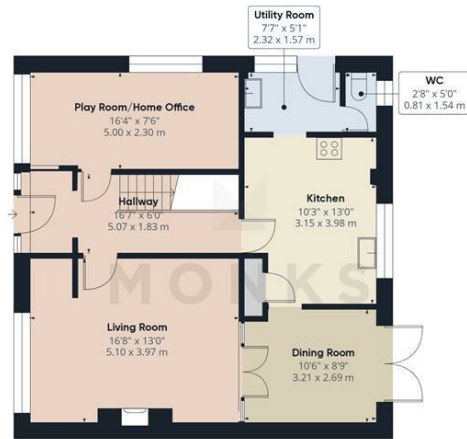
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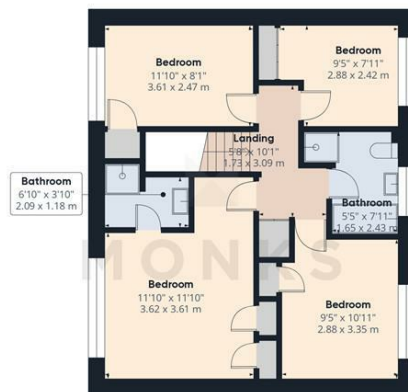
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Floor 0



Floor 1



Approximate total area[®]
1311.6 ft²
121.85 m²

(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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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	82

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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