

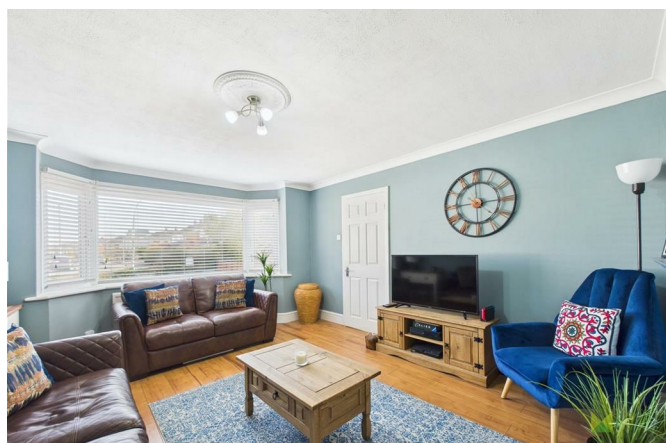
2 Bagley Drive Shrewsbury SY1 3BX



4 Bedroom House - Semi-Detached
Offers In The Region Of £295,000

The features

- EXCELLENT 4 BEDROOM SEMI DETACHED HOME
- SPACIOUS AND VERSATILE ACCOMMODATION
- HALL, LOUNGE, OFFICE/GAMES ROOM, UTILITY/CLOAKS
- THREE DOUBLE BEDROOMS, ONE WITH ENSUITE, ONE SINGLE BEDROOM AND BATHROOM
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE LOCATION WITH GOOD LOCAL AMENITIES
- PERFECT FOR A GROWING FAMILY
- NEWLY FITTED KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING ENCLOSED REAR GARDEN
- EPC RATING C



*** EXTENDED 4 BEDROOM HOME ***

An immaculately presented, much improved 4 bedroom semi detached house which has been extended to provide spacious and versatile living space - ideal for a growing family or those who work from home.

Occupying an enviable position in this much sought after location, with an excellent range of amenities on hand with a primary school a stone's throw away and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, beautifully fitted family Kitchen/Dining Room, Utility, Cloakroom and Games Room/Office. On the First Floor Principal Bedroom with en suite, 2 double Bedrooms, a further single bedroom and family Bathroom.

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

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of this much sought after location which has excellent amenities on hand including schools, supermarkets, shops, regular bus service to the Town Centre and ease of access to the A5/M54 motorway network.

RECEPTION HALL

A spacious Reception Hall with wooden effect flooring, radiator.

LOUNGE

A good sized room with bay window overlooking the front, wooden effect flooring, media point, radiator. Wooden fire surround housing living flame gas fire.

KITCHEN/DINING ROOM

Dining Area with double opening French doors leading onto the rear garden. The Kitchen has been newly fitted with contemporary range of striking matt black shaker style units incorporating single drainer sink with mixer taps set into base unit with deep drawer units beneath and integrated dishwasher with matching fascia panel. Further range of base units comprising cupboards and drawers with wooden work surfaces over and Range style cooker with extractor hood over, range of eye level wall units and peninsular divide with over hang breakfast seating area. Window overlooking the garden, tiled flooring throughout, recessed ceiling lights, radiator.

REAR ENTRANCE/UTILITY

A useful space with range of base units comprising cupboards and drawers with work surface over and space for washing machine, tiled floor and door to the garden. Radiator and velux roof light. Opening to

GAMES ROOM/OFFICE

A versatile space formerly the garage and which could easily be returned if required. Power and lighting.

CLOAKROOM

with WC and wash hand basin, window to the rear.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

PRINCIPAL BEDROOM

Naturally well lit with window to the front and velux roof light, wooden effect flooring, radiator. Wardrobe recess with hanging rail and shelving.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, Window to the rear, radiator.

BEDROOM 2

A generous double room with window to the side, wooden effect flooring, radiator.

BEDROOM 3

Another generous double room with bay window to the front, wooden effect flooring, radiator.

BEDROOM 4

A good sized single room with window to the front, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over driveway with parking for several cars enclosed from the road by brick walling. Shaped lawn with flower and shrub beds. Storage area to the front of the former garage. Side pedestrian access leads to the rear garden which is laid mainly to lawn with gravelled seating areas and is enclosed with wooden fencing and being bordered by school playing field.

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](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.

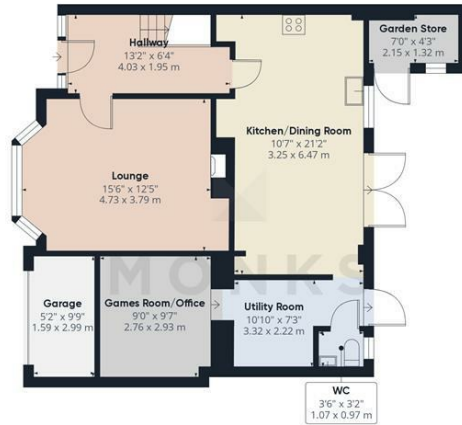
NEED TO CONTACT US

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

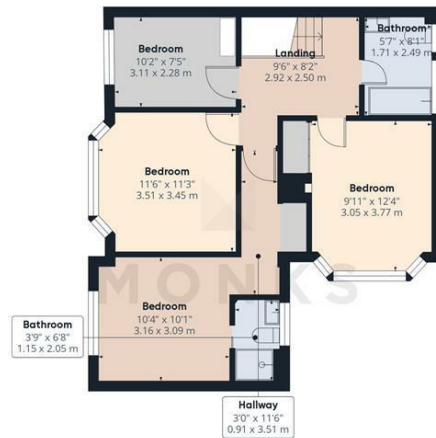
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Floor 0



Floor 1



Approximate total area[®]
1376.48 ft²
127.88 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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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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- 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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