

4 Westbury Road Shrewsbury SY1 3HF



3 Bedroom House - Semi-Detached
Offers In The Region Of £254,000

The features

- WELL PRESENTED AND IMPROVED SEMI DETACHED HOUSE
- HALL, LOUNGE, KITCHEN/DINING ROOM, UTILITY, CLOAKROOM
- 3 BEDROOMS AND SHOWER ROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED
- ENVIABLE LOCATION WITH EXCELLENT LOCAL AMENITIES
- GARDEN ROOM WITH SOLID ROOF
- DRIVEWAY WITH PARKING AND GARAGE
- NO UPWARD CHAIN
- EPC RATING TBC



*** 3 BEDROOM SEMI DETACHED WITH GARDEN ROOM ***

An excellent opportunity to purchase this neatly presented, 3 bedroom semi detached house which offers spacious accommodation, ideal for a growing family.

Occupying an enviable position in the much sought after location with an good range of amenities on hand including primary school, shops and regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, Garden Room, Utility, Cloakroom, 3 Bedrooms and Bathroom.

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

Offered for sale with no upward sale, viewing 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

Entrance door to Reception Hall, wooden effect flooring, useful under stairs storage, radiator.

LOUNGE

with window to the front, brick fire surround housing living flame gas fire, media point, radiator. Glazed doors to

KITCHEN/DINING ROOM

Dining area with doors to Conservatory, radiator. Peninsular divide to the Kitchen which is fitted with range of shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and eye level wall units. tiled floor, window to the rear, pantry cupboard.

GARDEN ROOM

A great all year round roof being of brick and sealed unit double glazed construction with enclosed roof, concealed lighting, wooden effect flooring and french doors to the garden and sun terrace.

UTILITY ROOM

with single drainer sink set into base unit with storage beneath and space for appliances. Door to the side and garden.

CLOAKROOM

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

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the first floor with access to roof space and off which lead

BEDROOM 1

with window to the front, range of fitted bedroom furniture including bed head recess with storage cupboards over and to the side and range of fitted wardrobe, radiator.

BEDROOM 2

with window to the rear, built in wardrobes and display shelving, radiator.

BEDROOM 3

with window to the front, radiator.

SHOWER ROOM

having shower cubicle with direct mixer shower and drench head, wash hand basin set into vanity with storage beneath, WC. Window to the rear, radiator.

OUTSIDE

The property is approached over brick paved driveway with parking for two cars and leading to the Garage. The Front Garden is laid to lawn with flower and shrub beds. The Rear Garden is laid to paved sun terrace immediately adjacent to the Garden Room, ideal for outdoor dining and then to a good sized lawn with well stocked flower, shrub and herbaceous beds with several seating areas. Summer house and enclosed with wooden 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 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 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

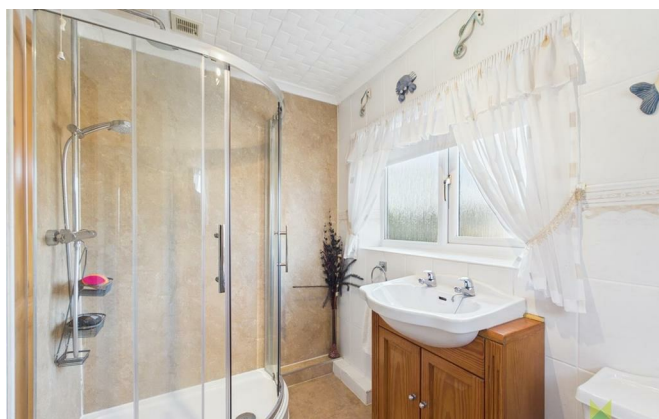
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

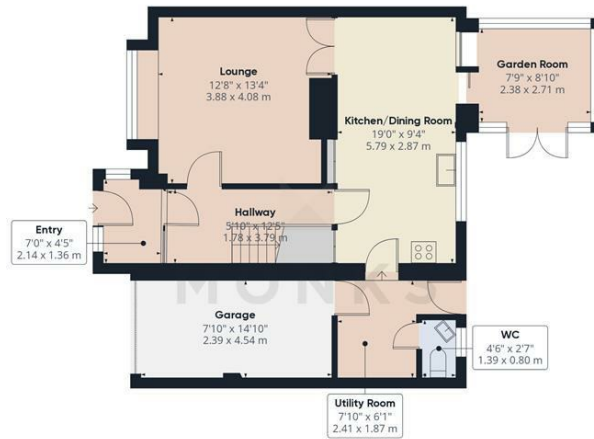
NEED TO CONTACT US

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[®]
1131.84 ft²
105.15 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 | |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.