

1 Carmen Avenue Shrewsbury SY2 5NP



3 Bedroom House - Detached
Offers In The Region Of £335,000

The features

- SET IN FABULOUS SIZED PLOT WITH LARGE REAR GARDEN
- GENEROUS 3 BEDROOM DETACHED HOUSE
- HALL, CLOAKROOM, THROUGH LOUNGE/DINING ROOM, KITCHEN
- GAS CENTRAL HEATING, DOUBLE GLAZING
- VIEWING ESSENTIAL.
- ENVIABLE LOCATION CLOSE TO AMENITIES
- SCOPE FOR EXTENSION, SUBJECT TO CONSENT
- 3 BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING AND LARGE REAR GARDEN
- EPC RATING D



*** EXCELLENT SIZED GARDEN - SCOPE FOR EXTENSION ***

An opportunity to purchase this 3 bedroom detached house offering scope for extension, subject to the necessary consents and set in a very generous plot with good sized garden.

Located in this popular and sought after area on the edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are good local facilities on hand including schools and doctors and a short distance from the Town Centre.

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

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

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable location in this much sought after area on the Eastern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, doctors, shops, supermarkets, churches, restaurants and public houses along with a regular bus service to the Town Centre.

RECEPTION HALL

A light spacious entrance with LVT flooring, radiator.

CLOAKROOM

with WC and wash hand basin, radiator, window to the side, continuation of LVT flooring.

THROUGH LOUNGE/DINING ROOM

A lovely light through room. Lounge area with large window overlooking the front, wooden fire surround housing ornamental fire, media point, radiator. Dining area with ample space for table, radiator. Sliding patio doors opening onto the rear garden.

KITCHEN

fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel, inset 4 ring hob with cutlery and pan drawers beneath and extractor hood over and eye level double oven and grill with cupboards above and below, tall larder unit and recess for fridge. Tiled surrounds and matching eye level wall units, window overlooking the garden and door to the side.

FIRST FLOOR LANDING

Enclosed staircase with useful storage cupboard leads to First Floor Landing, access to roof space and window to the side. Airing Cupboard.

BEDROOM 1

A generous double room with window providing a lovely aspect over the garden, built in wardrobe, radiator.

BEDROOM 2

Another double room with window overlooking the front, built in wardrobe, radiator.

BEDROOM 3

with window to the front, radiator.

SHOWER ROOM

Recently fitted with large walk in shower with direct mixer unit, drench head, wash hand basin and WC set

into concealed unit with storage, tiled surrounds, heated towel rail. Window to the rear.

OUTSIDE

The property has great fronted with ample parking to brick paved drive and large additional gravelled area and leading to the Garage. To the side is a lawned area. Side pedestrian access leads to the excellent sized REAR GARDEN which is a particular feature of the property and laid to large paved sun terrace, ideal for those who love to dine alfresco. There is then an excellent sized garden which is laid extensively to lawn with well stocked flower and shrub beds and offers great potential for extension, subject to the necessary consents.

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

1 Carmen Avenue, Shrewsbury, SY2 5NP.

3 Bedroom House - Detached
Offers In The Region Of £335,000





Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

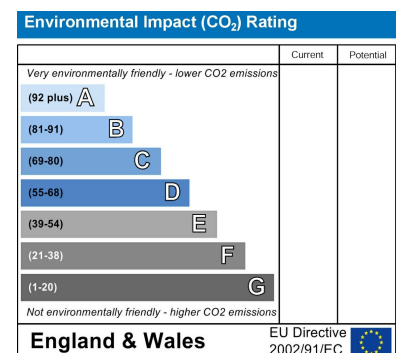
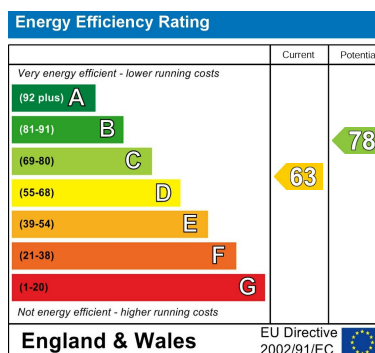
Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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.