

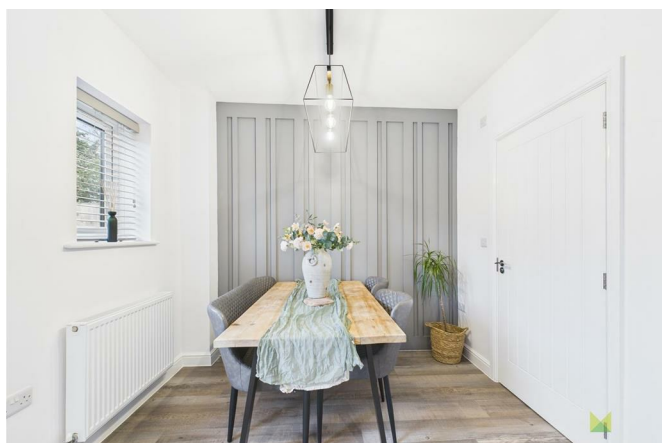
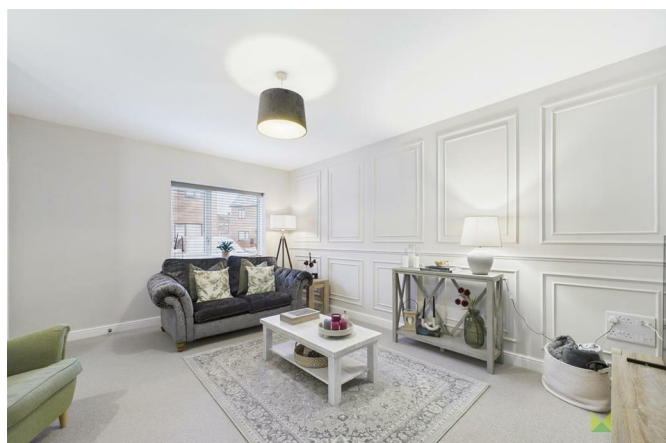
30 Frith Close Shrewsbury SY2 5XW



3 Bedroom House
Offers In The Region Of £269,950

The features

- BEAUTIFULLY PRESENTED AND IMPROVED 3 BEDROOM HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING - SOLAR PANELS
- RECEPTION HALL, LOUNGE, LOVELY FITTED KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING FOR TWO CARS
- NEW BUILD WARRANTY
- A RATED FOR ENERGY EFFICIENCY
- ENVIABLE LOCATION CLOSE TO AMENITIES
- THREE BEDROOMS AND WELL APPOINTED BATHROOM
- ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL



*** A RATED FOR ENERGY EFFICIENCY ***

This immaculately presented and tastefully decorated, 3 bedroom semi detached house offers spacious and light contemporary accommodation which must be viewed to be fully appreciated.

Recently constructed with energy efficiency in mind this 'A' rated property features PV panels, gas central heating and double glazing and benefits from extremely low running costs.

Occupying an enviable cul de sac position in the heart of this sought after location with excellent facilities on hand and ideally placed for commuters.

Reception Hall, Lounge, beautifully fitted Kitchen/Dining Room with integrated appliances, Cloakroom, 3 good sized Bedrooms and Bathroom. Driveway with parking for two vehicles and EV charging point and good sized rear garden with decked sun terrace, ideal for those who love to entertain outdoors.

Viewing essential.

Property details

LOCATION

The property occupies an enviable cul de sac location on this recently constructed development, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent local facilities on hand including schools, supermarkets, doctors, dentist, churches, restaurants and public houses along with lovely Riverside walks to the Town Centre and Railway Station.

RECEPTION HALL

Covered entrance with composite door opening to Reception Hall with real oak herringbone flooring, window to the side, radiator.

LOUNGE

A generous room with window to the front, feature decorative panelled wall, media point, radiator. Useful under stairs storage cupboard.

KITCHEN/DINING ROOM

Dining area having feature decorative panelling to one wall, radiator.

The Kitchen is beautifully fitted with range of light green fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated tall fridge/freezer and dishwasher along with space for washing machine. Inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath and eye level oven and grill with cupboards above and below, Matching range of eye level wall units, LVT flooring, window overlooking the garden.

CLOAKROOM

with WC and wash hand basin, radiator, continuation of LVT flooring.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing. Radiator, Airing Cupboard and access to roof space.

BEDROOM 1

An excellent double room with window overlooking the rear, range of fitted wardrobes with mirror fronted sliding doors, radiator.

BEDROOM 2

Another generous double room with window to the front, radiator.

BEDROOM 3

Another generous room with window to the front, radiator.

BATHROOM

A well appointed room with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and concealed WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is approached over brick paviour driveway with parking and divided with wrought iron fencing.. EV charging point. Side pedestrian access to the good sized Rear Garden which has a paved sun terrace immediately adjacent to the property, lawned area and raised decked terrace, 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](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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Approximate total area⁽¹⁾
830.54 ft²
77.16 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		93 94
(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 (CO ₂) 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.