



MONKS

2 Chadderton Close **Bowbrook Shrewsbury** **SY3 5HR**

4 bedroom House - Detached property
Offers in the region of £425,000







*** IMPRESSIVE 4 BEDROOM DETACHED HOME ***

A beautifully presented, 4 bedroom detached home which has been much improved with a lovely light and contemporary standard of finish - perfect for today's modern lifestyle of a growing family, work from home or those who love to entertain.

Occupying an enviable position in this much sought after location, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, regular bus service to the Town and a short stroll from the Royal Shrewsbury Hospital.

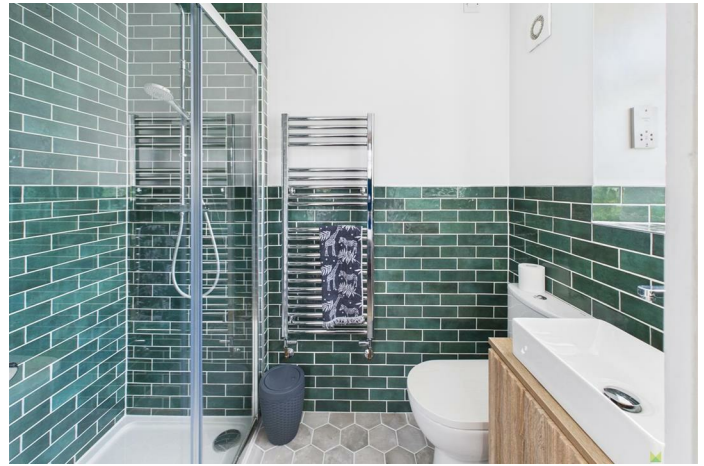
The accommodation briefly comprises Reception Hall, Lounge, lovely re-fitted Kitchen/Dining Room, Conservatory, Utility Room, Cloakroom, Principal Bedroom with en suite, 3 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, driveway with parking for several cars, Garage and lovely well stocked rear Garden.

Viewing essential.

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LOCATION

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RECEPTION HALL

Covered entrance with door opening to inviting Reception Hall, radiator, wooden effect flooring.

LOUNGE

A good sized room with walk in bay window to the front. Attractive fire surround housing living flame gas fired log burner style fire, media point, radiator. Wooden effect flooring. Opening to

RE-FITTED KITCHEN/DINING ROOM

The perfect space for those who love to entertain having generous sized Dining area with ample space for table, LVT flooring, wall mounted column style radiator. Peninsular divide with breakfast bar overhang and seating area to the Kitchen which is attractively fitted with range of soft grey fronted shaker style units incorporating glazed undermount sink with mixer taps set into base cupboard. Comprehensive range of further cupboards and drawers with solid wood work surfaces over with integrated dishwasher and fridge freezer each with matching fascia panels. Inset 5 ring gas hob with extractor hood over and double oven and grill beneath, tall shelved larder unit and matching range of eye level wall units. Walk in Pantry cupboard, recessed ceiling lights, continuation of LVT flooring, window overlooking the garden.

CONSERVATORY

being of brick and sealed unit double glazed construction with French doors leading to the garden. Wooden effect flooring, wall mounted heater.

UTILITY ROOM

having single drainer sink set into base cupboard with work surface extending to the side with space for washing machine, window and door to the rear, radiator. Personal door to the Garage.

CLOAKROOM

with suite comprising WC and wash hand basin with tiled splash, window to the side, radiator.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

A generous room having window overlooking the front, fitted wardrobes with mirror fronted sliding doors, radiator.

EN SUITE

Attractively re-fitted with suite comprising large fully tiled shower cubicle with direct mixer shower unit and drench head, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, heated towel rail, window to the side.

BEDROOM 2

A double room with window overlooking the rear garden, built in double wardrobe, radiator.

BEDROOM 3

Another double room with window to the front, built in storage cupboard, radiator.

BEDROOM 4

with window to the rear, radiator.

BATHROOM

re-fitted with suite comprising panelled bath with direct mixer shower unit and drench head over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property occupies an enviable position on the edge of this popular development and approached over driveway with parking for several cars and leading to the Garage with remote operated door, power and lighting and personal door to the Utility. Well screened from the road by mature hedging. Side pedestrian access leads around to the Rear Garden which is of a good size and laid to paved sun terrace immediately adjacent to the Kitchen and additional raised sun terrace - both perfect for



dining alfresco and enjoying the afternoon and evening sun. The Garden area is laid to lawn with well stocked flower, shrub and herbaceous beds and enclosed with wooden fencing and hedging and being well screened from the road.

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 E - 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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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		82
(81-91) B		
(69-80) C		65
(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		82
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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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