

# 32 Greenfields Gardens Shrewsbury SY1 2RN



**3 Bedroom Apartment**  
**Offers In The Region Of £225,000**

## The features

- SPACIOUS 3 BEDROOM FIRST FLOOR APARTMENT
- SECURE COMMUNAL ENTRANCE AND PERSONAL RECEPTION HALL
- BEDROOM 3/SITTING ROOM
- FURTHER DOUBLE BEDROOM AND BATHROOM
- VIEWING RECOMMENDED
- SHORT WALK TO THE RAILWAY STATION AND TOWN CENTRE
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN WITH JULIETTE BALCONY
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- ALLOCATED PARKING
- EPC RATING B



**\*\*\* 3 BEDROOM APARTMENT - EDGE OF TOWN CENTRE \*\*\***

A lovely, light and spacious 3 double bedroom First Floor Apartment located on the edge of the edge of the Town Centre, a short stroll from the Railway Station. A perfect home for first time buyers, lock up and go or those looking to downsize with no external maintenance.

Occupying an enviable position on this popular development with riverside walks to the Town and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises secure communal Entrance, personal Reception Hall with storage, impressive open plan Living / Dining / Kitchen with Juliette balcony which provides an open aspect towards the Castle and Town, Bedroom 3 / Sitting Room, Principal Bedroom with en suite and further double Bedroom and Bathroom.

The property has the benefit of electric heating and allocated parking

Viewing recommended.

## Property details

### LOCATION

Occupying an enviable position on the edge of the recently constructed Greenfield Gardens which has a good range of facilities nearby including Post Office, Shops, Public Houses, is within easy walk of the Town Centre and Railway Station and also offers good access to the A5/M54 motorway network, schools and supermarkets.

### RECEPTION HALL

with useful cloaks cupboard and Airing Cupboard. Electric heater.

### OPEN PLAN LIVING/DINING/KITCHEN

23'6" x 15'8" max (7.17 x 4.78 max)

A lovely light open plan room offering contemporary living and comprising Lounge Area with double opening French doors leading onto a Juliette style balcony with pleasant aspect along Greenfield Gardens and towards the Castle and Town beyond. TV and telephone points, electric heater. Dining Area with ample space for table, electric heater. Kitchen fitted with range of high gloss style contemporary units incorporating single drainer sink unit set into base cupboard with work surface extending to the side with space beneath for dishwasher. Further range of matching base units comprising cupboards and drawers with round edge worksurfaces over and having space beneath for washing machine, inset 4 ring hob unit with oven and grill beneath and extractor hood over. Tiled surrounds and matching range of eye level wall units, space for fridge freezer, window providing outlook along Greenfield Gardens.

### MASTER BEDROOM

10'9" x 8'10" plus door recess (3.28 x 2.71 plus door recess) having window to the front elevation and electric heater.

### EN SUITE SHOWER ROOM

fitted with fully tiled shower cubicle, wash hand basin and low flush WC suite. Complimentary tiling, heated towel rail/radiator, extractor fan

### BEDROOM 2/SITTING ROOM

12'3" x 10'3" (3.75 x 3.13 )

with window overlooking the rear elevation, electric heater.

### BEDROOM 3

11'6" x 6'11" (3.52 x 2.13 )

with window to the front, electric heater.

### BATHROOM

8'5" x 6'2" (2.57 x 1.90)

fitted with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and

low flush WC suite. Complimentary tiled surrounds, radiator.

### OUTSIDE

There is an allocated parking space.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold and subject to a 155 year lease, with 137 years remaining. The annual ground rent is £TBC and the annual service charge is £TBC 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 B - 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.

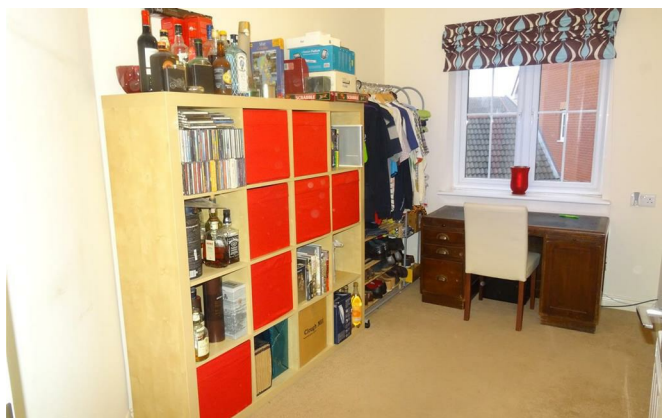
#### NEED TO CONTACT US

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



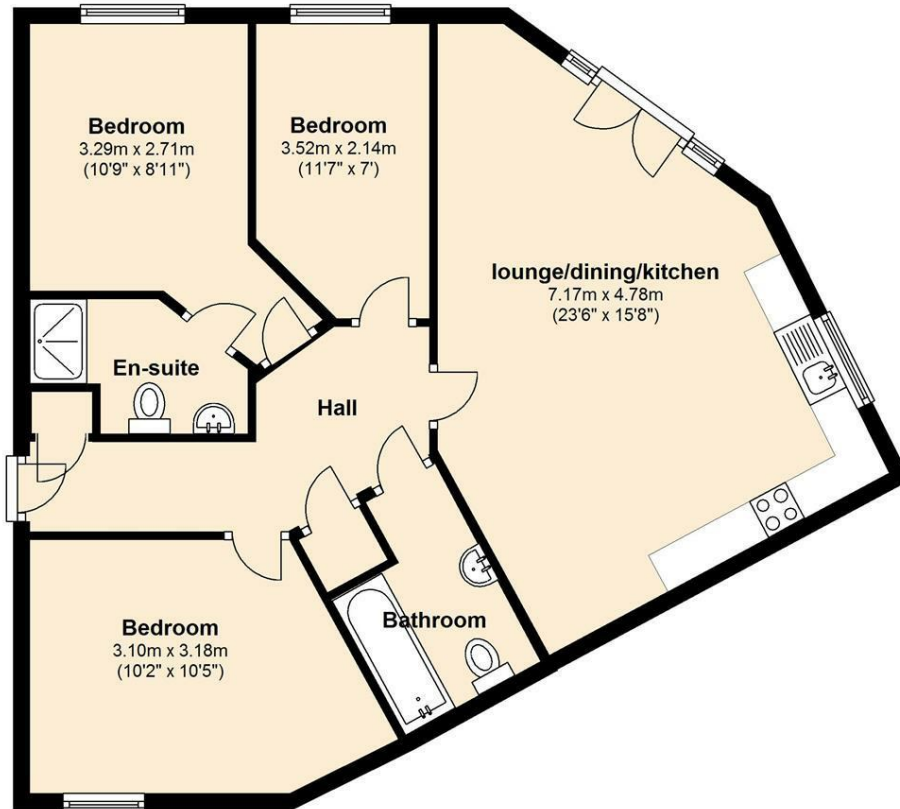
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## Ground Floor

Approx. 75.1 sq. metres (808.2 sq. feet)



Total area: approx. 75.1 sq. metres (808.2 sq. feet)



### Judy Bourne

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### Get in touch

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### Shrewsbury office

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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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.

- 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.