

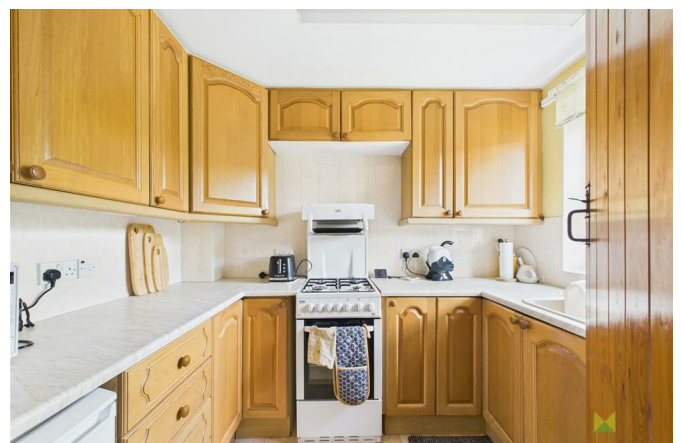
# 41 Bromley Road Bicton Heath Shrewsbury SY3 5AZ



2 Bedroom House - Semi-Detached  
Offers In The Region Of £225,000

## The features

- IDEAL FOR FIRST TIME BUYER
- SCOPE FOR EXTENSION IF REQUIRED
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 2 DOUBLE BEDROOMS AND SHOWER ROOM
- ENCLOSED REAR GARDEN.
- ENVIALBE LOCATION WITH GOOD LOCAL AMENITIES
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- HALL, LOUNGE/DINING ROOM, KITCHEN
- DRIVEWAY, LARGE GARAGE
- EPC RATING TBC



**\*\*\* SEMI DETACHED HOUSE WITH LARGE GARAGE \*\*\***

A well maintained 2 bedroom semi detached house with larger than average garage – ideal for first time buyer and offering scope for extension if required (subject to the necessary consents).

Occupying an enviable position in this much sought after location which has excellent amenities on hand and is a short stroll from the Royal Shrewsbury Hospital. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge/Dining Room, Kitchen, 2 double Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking, large Garage and established Rear Garden.

Offered for sale with no upward chain, viewing recommended.

## Property details

### LOCATION

#### RECEPTION HALL

Sealed unit double glazed door opening to Reception Hall with understairs storage, radiator.

#### LOUNGE/DINING ROOM

with sealed unit double glazed sliding doors opening onto the rear garden. Exposed timbers, media point, radiator.

#### KITCHEN

with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and matching eye level wall units. Window to the front.

#### FIRST FLOOR LANDING

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

#### BEDROOM 1

A generous double room with window overlooking the rear garden, radiator.

#### BEDROOM 2

another double room with window to the front, storage cupboard, housing gas central heating boiler, radiator.

#### SHOWER ROOM

A recently fitted Shower/Wet room with shower unit, wash hand basin and WC. Radiator, window to the side.

#### OUTSIDE

The property is approached over driveway with parking and leading to the GARAGE which is a larger than average garage, power and lighting and personal door to the garden.

The Front Garden is laid to lawn with flower and shrub beds. The Rear Garden offers a good level of privacy with a covered area adjacent to the house, lawn and well stocked shrub and herbaceous beds, enclosed with fencing, mature hedging and specimen trees.

### 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 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

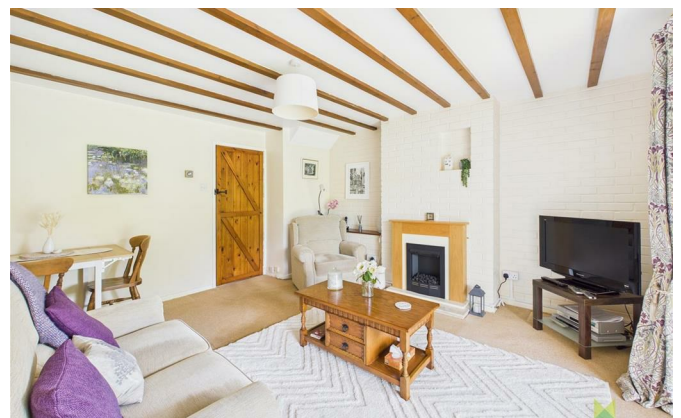
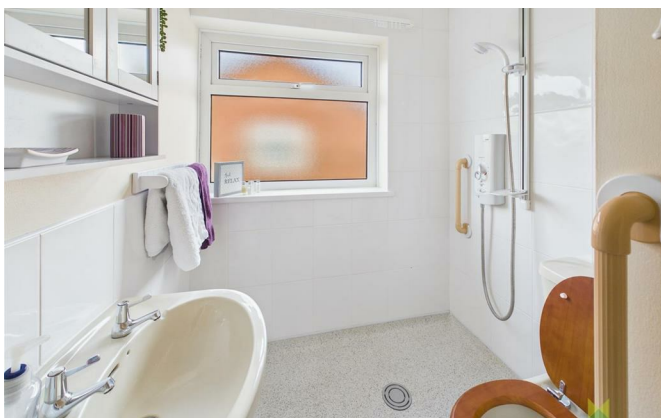
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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

## 41 Bromley Road, Bicton Heath, Shrewsbury, SY3 5AZ.

2 Bedroom House - Semi-Detached  
Offers In The Region Of £225,000





## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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:

- 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.