

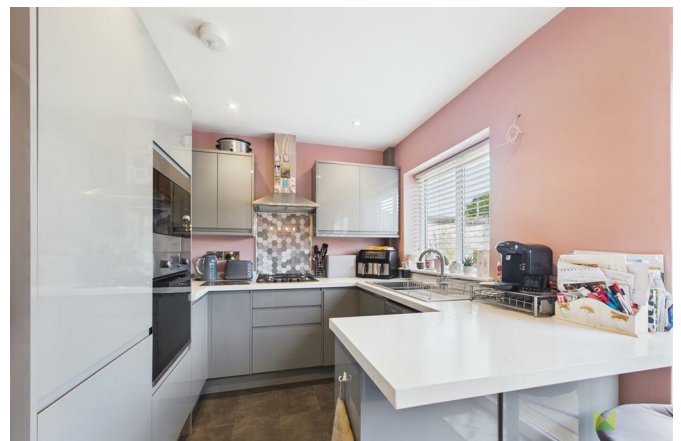
245 Crowmere Road Shrewsbury SY2 5LD



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

The features

- MUCH IMPROVED 3 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL, GOOD SIZED LOUNGE
- 3 BEDROOMS AND RE FITTED BATHROOM WITH SHOWER
- ENCLOSED REAR GARDEN
- EPC RATING TBC
- ENVIABLE LOCATION WITH EXCELLENT AMENITIES
- LOVELY RE-FITTED KITCHEN/DINING ROOM WITH APPLIANCES
- DRIVEWAY WITH PARKING
- VIEWING HIGHLY RECOMMENDED



*** MUCH IMPROVED AND WELL PRESENTED SEMI ***

An excellent opportunity to purchase this well presented 3 bedroom semi detached house which has been improved by the current owner offering contemporary finish and perfect for first time buyer or growing family.

Occupying an enviable position in this popular and much sought after location, with a good range of amenities on hand and a short drive from the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, lovely re-fitted Kitchen/Dining Room, 3 Bedrooms and re-fitted Bathroom.

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

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable location in this 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

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

LOUNGE

having window to the front, wooden fire surround housing ornamental fire, media point, radiator.

KITCHEN/DINING ROOM

having French door with glazed side panel opening onto the garden, Radiator and peninsular divide with breakfast bar overhang to the Kitchen which is fitted with range of contemporary grey fronted high gloss units incorporating single drainer sink with mixer taps set into base cupboard, further range of cupboards and drawers with work surfaces over and having inset dishwasher and space for washing machine. Inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath and double eye level oven and grill with cupboards above and below and integrated fridge/freezer, window overlooking the garden. LVT flooring, window overlooking the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side. Access to roof space.

BEDROOM 1

with window to the front, radiator.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the rear, radiator.

BATHROOM

Attractively fitted with suite comprising panelled bath with shower unit over, wash hand basin and WC set into concealed vanity with storage. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is approached over driveway with off road parking and gravelled forecourt.

The Rear Garden has a good sized paved sun terrace, sleeper steps leading up to the lawn with flower and shrub beds and being 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 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

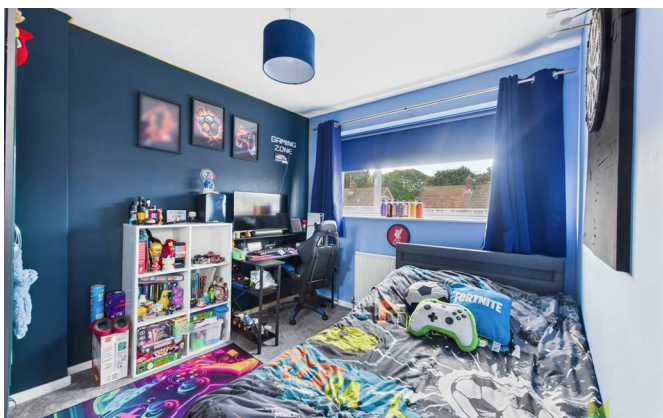
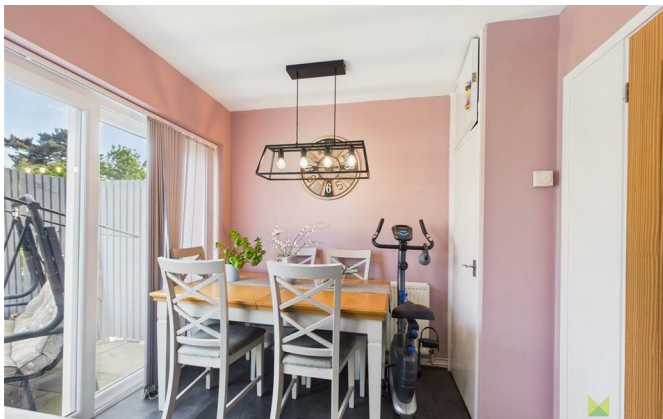
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

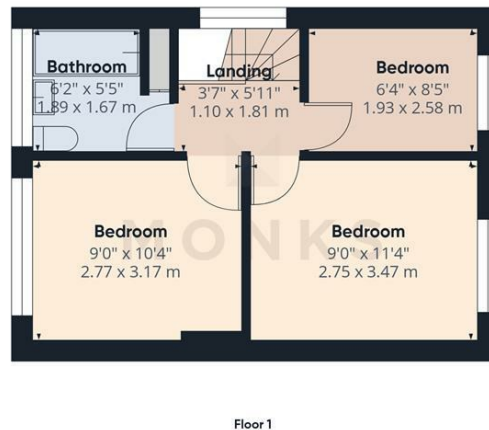
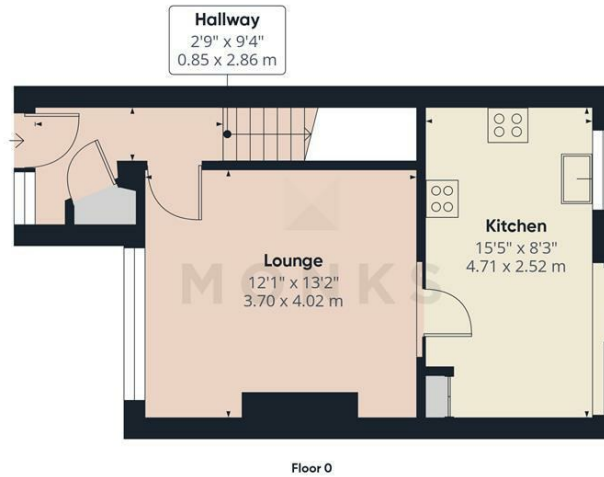
NEED TO CONTACT US

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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Offers In The Region Of £225,000





Approximate total area⁽¹⁾
667 ft²
62 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 are based on RICS IPMS 3C standard.

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		
(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.