



MONKS

60 Portland Crescent Shrewsbury SY2 5NJ

4 bedroom House - Detached property
Offers in the region of £440,000







*** EXCELLENT SIZED REAR GARDEN ***

An opportunity to purchase this 4 bedroom detached house which occupies a fabulous sized plot offering a good level of privacy and perfect for a growing family.

Set in an enviable position in this much sought after location, with great local amenities on hand including schools, shops, supermarkets, churches and countryside walks and is a short distance from the Town Centre and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge with log burner and bi-fold doors opening to Dining Room, fitted Kitchen with range of integrated appliances, the ground floor offers open plan living which is ideal for those who love to entertain, 4 generous sized Bedrooms and Bathroom.

The property has the benefit of gas central heating, driveway with parking, ample scope for extension (subject to the necessary consents) and a larger than average garden which offers a good level of privacy.

Viewing recommended.

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Shrewsbury
SY2 5NJ





LOCATION

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RECEPTION HALL

Door with glazed side screen opens to inviting Reception Hall, which is naturally well lit, wooden floor covering, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, window to the side. Radiator.

LOUNGE

A good sized room with double opening French doors leading onto the garden, feature chimney breast housing cast iron log burner with display recess to the side, media point, radiator. Triple bi-folding wooden and glazed doors to

DINING ROOM

again enjoying double opening French doors leading onto the garden, radiator. Opening to

KITCHEN

which is comprehensively fitted with range of high gloss fronted units incorporating sink unit with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, two drawer fridge. Inset 5 burner hob with extractor hood over and storage beneath and eye level double oven and grill with storage above and below, complementary range of eye level wall units. Large window overlooking the front with pleasant aspect along the street over to Haughmond Hill in the distance.

SIDE ENTRANCE

A useful covered area with doors leading to the front and rear gardens and personal door to the Garage.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the front, useful Airing/Linen cupboard and access to roof space.

BEDROOM 1

A generous double room with window to the front with lovely aspect again along the street and distant views over to Haughmond Hill. Built in wardrobe, radiator.

BEDROOM 2

Another generous room with window to the front with similar views, radiator.

BEDROOM 3

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

BEDROOM 4

again with window to the rear with views over the garden, radiator.

BATHROOM

with suite comprising panelled bath with shower over, wash hand basin and WC. Tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is set back from the road and approached over driveway with parking and leading to the Tandem length Garage with power and lighting, personal door. The Front Garden is laid to lawn with inset hedging and trees. Side pedestrian access leads around either side of the property with ample space for sheds and storage - or for those who wish to extend (subject to the necessary consents).

The Rear Garden is a particular feature of the property being of an excellent size with patio area adjacent to the property, good sized lawn with well stocked shrub and herbaceous beds and additional areas which are suitable for vegetable section, landscaping or space to situate a home



office/garden room etc. The garden is enclosed with fencing and provides a great level of privacy.

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 D - 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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Click. www.monks.co.uk

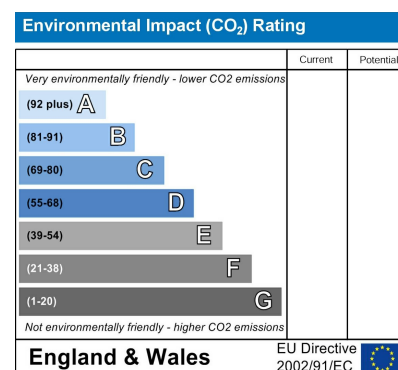
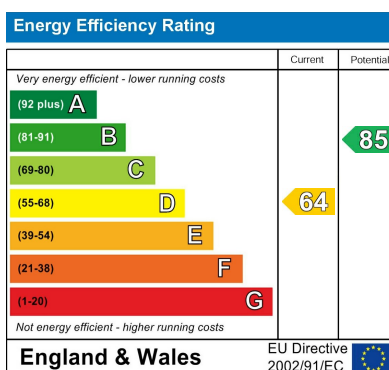
Shrewsbury office

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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



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.
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