



**MONKS**

# 28, Laburnum Grove Spring Gardens Shrewsbury

Offers In The Region Of £285,000



[www.monks.co.uk](http://www.monks.co.uk)

**On the doorstep of local riverside walks and a pleasant stroll from the Town Centre this immaculately presented double fronted detached house offers excellent space, perfect for a growing family or those who love to entertain.**

**Recently constructed with deceptively spacious accommodation including Reception Hall with Cloakroom, Impressive Lounge, open plan Living/Dining/Kitchen with French doors leading to garden, perfect for those who love to dine alfresco, Utility Room, Principal Bedroom with Dressing Area and en suite, 3 further Bedrooms and Family Bathroom.**

**Garage and enclosed Rear Garden. Viewing Highly Recommended.**

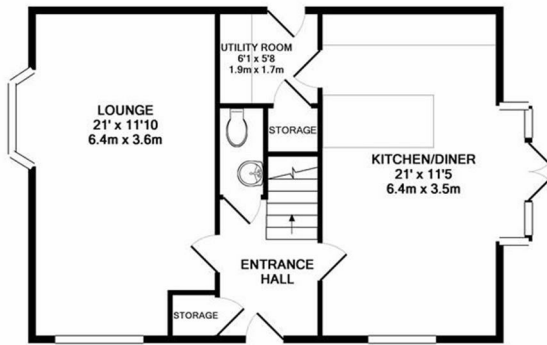
## **The location**

The Property is situated on a charming development within walking distance of Shrewsbury town centre. Local amenities, including several supermarkets, popular primary and secondary schools, transporting links include further access to the A5 and M54.

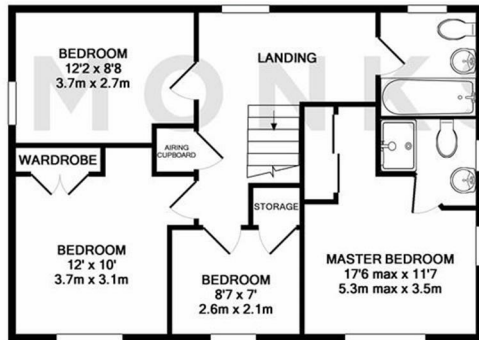
## **The features**

- IMPRESSIVE FAMILY HOME
- CLOSE TO TOWN AND RIVERSIDE WALKS
- RECEPTION WITH CLOAKROOM
- EXCELLENT SIZED LOUNGE
- OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM SUITE
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED GARDEN AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- NO UPWARD CHAIN.





GROUND FLOOR  
APPROX. FLOOR  
AREA 651 SQ.FT.  
(60.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 629 SQ.FT.  
(58.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1280 SQ.FT. (118.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Get in touch

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### Shrewsbury office

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Shropshire, SY1 1HL

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</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	

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.