

# 5 Stoneleigh Close Acton Burnell Shrewsbury SY5 7PJ



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £275,000**

## The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- MUCH SOUGHT AFTER VILLAGE LOCATION
- OPEN PLAN LIVING/DINING/FAMILY ROOM
- 3 BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- IMMACULATELY PRESENTED THROUGHOUT
- RECEPTION HALL WITH CLOAKROOM
- KITCHEN WITH RANGE OF APPLIANCES
- DRIVEWAY WITH PARKING, GARAGE AND LOVELY ENCLOSED GARDEN
- EPC RATING C



**\*\*\* IMPRESSIVE SEMI DETACHED IN ENVIABLE VILLAGE LOCATION \*\*\***

An excellent opportunity to purchase this attractively presented, 3 bedroom semi detached house, perfect for a growing family or those looking for village living.

Set in this much sought after quaint village on a select courtyard development constructed approximately 7 years ago by reputable local developer Shrewsbury Homes.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely open plan Living / Dining Room, attractive Kitchen with appliances, 3 Bedrooms and family Bathroom.

The property has the benefit of driveway with parking, garage and lovely landscaped rear garden.

Viewing highly recommended

## Property details

### LOCATION

The property occupies an enviable position on the edge of this much sought after Village on the South Eastern side of the Town. Acton Burnell boast a Post Office/General Store, Church and the famous Concorde College and is set in lovely countryside with walks on the door step. For commuters there is ease of access onto the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, wooden effect floor covering.

### CLOAKROOM

with WC and wash hand basin, heated towel rail, tiled floor, window to the front.

### LOUNGE/DINING ROOM

A lovely open plan space great for those who love to entertain being naturally well lit with window and double opening French doors leading onto the garden, media point, useful storage cupboard and wooden effect floor covering. Opening to

### KITCHEN

fitted with modern range of soft grey fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels, Space for Range style cooker with double oven and extractor hood over and eye level wall units with concealed lighting beneath. Tiled floor, 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 having window overlooking the rear, built in double wardrobe with mirror fronted sliding doors, media point, radiator.

### BEDROOM 2

Another generous double room having window to the front, built in double wardrobe with mirror fronted sliding doors, radiator.

### BEDROOM 3

with window overlooking the rear, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

### OUTSIDE

The property occupies an enviable position on the edge of the development approached over driveway with parking and leading to the Garage. The Front Garden is laid to lawn. The Rear Garden is a particular feature of the property being laid for ease of maintenance to large gravelled and paved areas, perfect for those who love to entertain outdoors with many seating areas. Raised flower, shrub and herbaceous beds and being enclosed with fencing and hedging providing a good level of privacy, outside tap.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold .

#### SERVICES

We are advised that mains water, electricity and drainage are connected. Heating is electric panel radiators.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - 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.

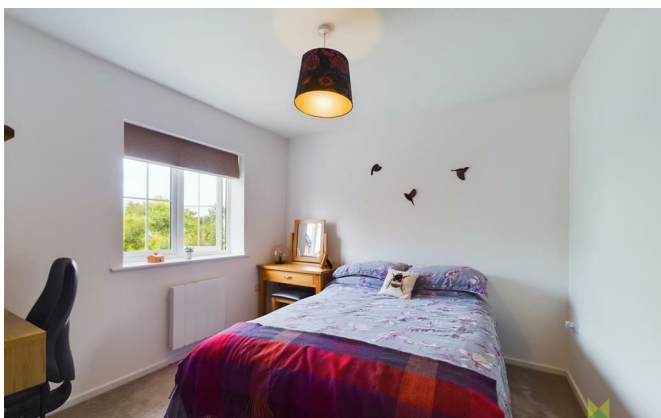
#### NEED TO CONTACT US

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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## Judy Bourne

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## Get in touch

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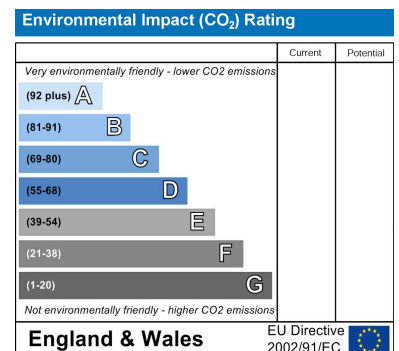
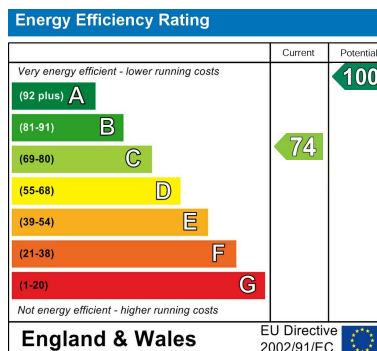
## Shrewsbury office

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



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