

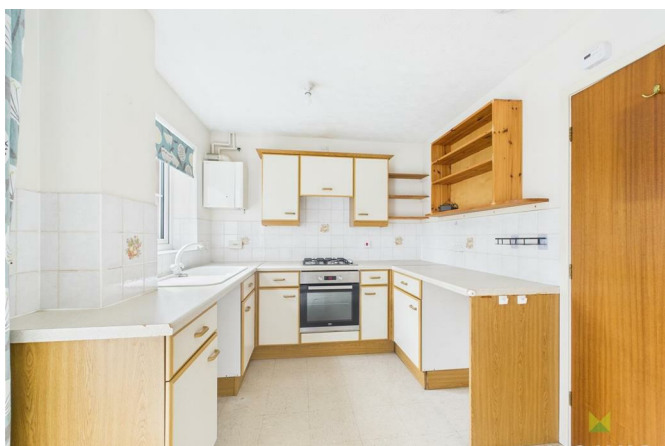
# 11 Farmlodge Lane Shrewsbury SY1 3ST



2 Bedroom House - Terraced  
Offers In The Region Of £215,000

## The features

- PERFECT FOR FIRST TIME BUYER
- WELL PRESENTED 2 BEDROOM HOME
- 2 BEDROOMS AND BATHROOM
- NO UPWARD CHAIN
- EPC RATING C
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- HALL, LOUNGE, KITCHEN/DINING ROOM
- DRIVEWAY, GARAGE AND ENCLOSED REAR GARDEN
- EARLY VIEWING RECOMMENDED.



\*\*\* ENVIABLE LOCATION - 2 BEDROOM WITH GARAGE \*\*\*

An excellent opportunity to purchase this neatly presented 2 bedroom mid terrace house with garage and offered for sale with no upward chain - perfect for first time buyer or investor.

Occupying an enviable position in this popular location tucked away at the end of Herongate and backing onto allotments. Ideally placed for access to the A5/M54 motorway network and range of local amenities. It is a pleasant stroll from the Town Centre and Railway Station.

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

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

Viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position located at the end of Herongate with lovely walks on the door step and a short stroll from the Railway Station and Town Centre. There are good local amenities on hand including primary school, general store, public houses, churches and for commuters ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with sealed unit double glazed door to Reception Hall, radiator.

### LOUNGE

with window to the front, useful under stairs storage cupboard, radiator.

### KITCHEN/DINING ROOM

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, inset 4 ring hob with oven and grill and extractor hood over, tiled surrounds and eye level wall units. Dining area with sliding patio doors to the garden, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

### BEDROOM 1

with window to the front. A generous double room, airing cupboard, radiator.

### BEDROOM 2

with window to the rear, radiator.

### BATHROOM

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

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door.

To the front this is laid to lawn. Side pedestrian access leads around to the Rear Garden which is laid to paved sun terrace, lawn and flower and shrub beds with specimen trees and enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would

recommend this is verified during pre-contract enquiries.

#### 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](https://monks.co.uk/buy/mortgage-calculator/) 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

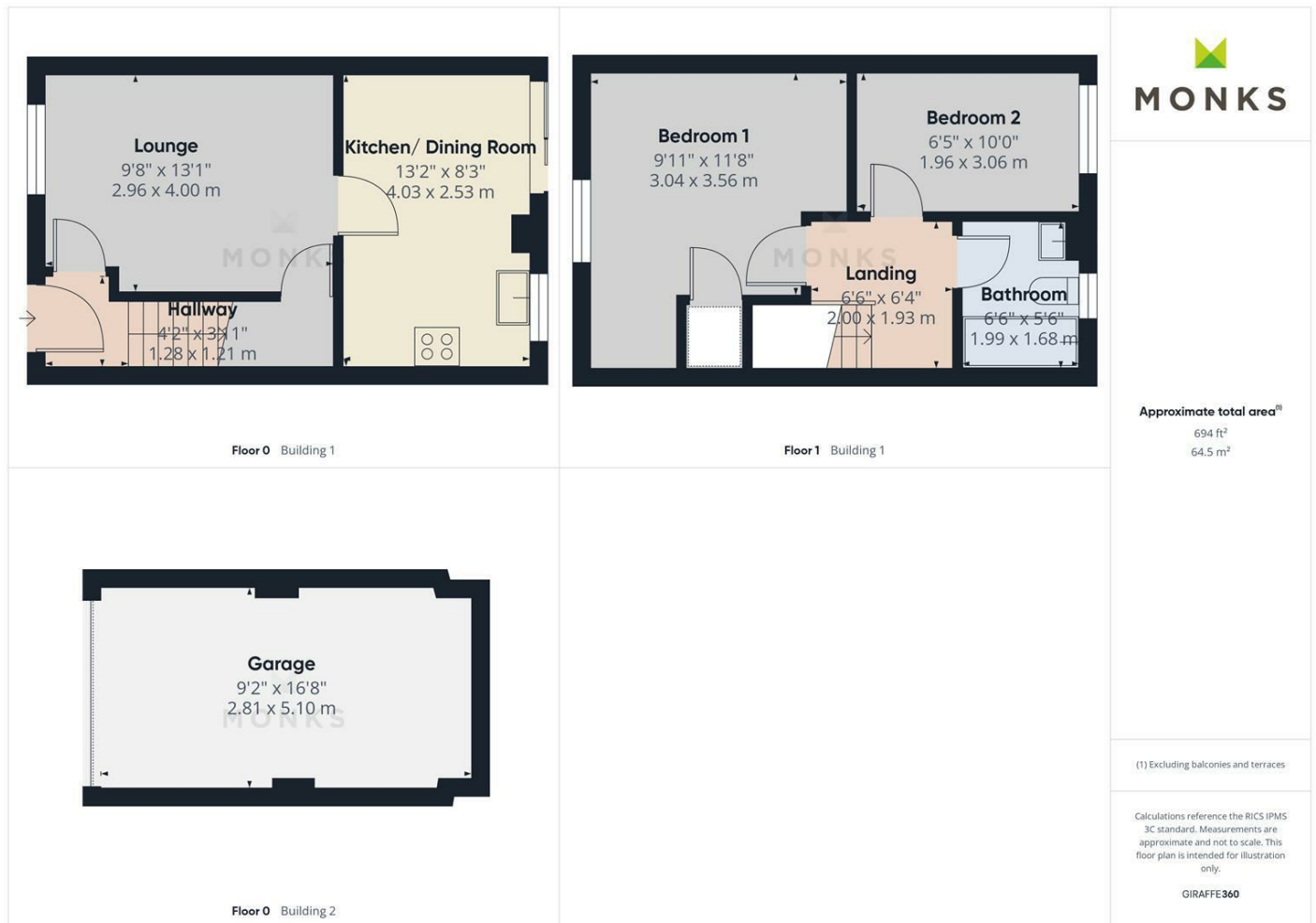
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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## Judy Bourne

**Director at Monks**

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## Get in touch

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

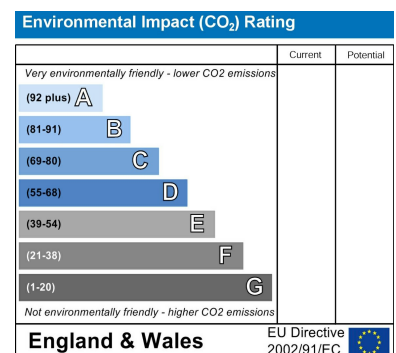
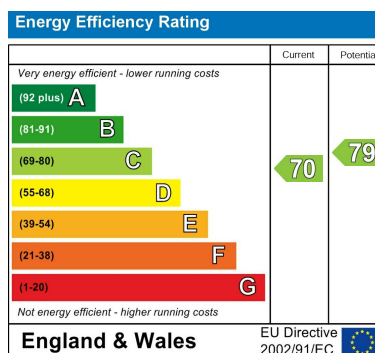
## Shrewsbury office

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**



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