

# 2 The Paddocks Poynton Road Shawbury Shrewsbury SY4 4NQ



4 Bedroom House - Detached  
Offers In The Region Of £505,000

## The features

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- ENVIABLE VILLAGE LOCATION
- EXCELLENT OPEN PLAN LIVING/DINING/KITCHEN AND UTILITY
- ADDITIONAL TWO DOUBLE BEDROOMS AND FAMILY BATHROOM
- VIEWING ESSENTIAL.
- DECEPTIVELY SPACIOUS AND IDEAL FOR TODAY'S MODERN LIFESTYLE
- IMPRESSIVE THROUGH LOUNGE, HOME OFFICE/STUDY
- PRINCIPAL AND GUEST BEDROOMS EACH WITH EN SUITES
- DOUBLE GARAGE AND AMPLE PARKING. ENCLOSED GARDEN
- EPC RATING C



**\*\*\* IMPRESSIVE DETACHED FAMILY HOME WITH DOUBLE GARAGE \*\*\***

This immaculately presented, detached home offers truly deceptive and versatile living, perfect for today's modern lifestyle, those who love to entertain, a growing family or work from home.

Occupying an enviable 'tucked away' position in the heart of this much sought after self sufficient village, ideal for commuters with ease of access to Shrewsbury, Telford and The Potteries.

Spacious Reception Hall, Cloakroom, impressive through Lounge with feature inglenook fireplace, Home Office/Study, beautifully fitted Living/Dining/Kitchen, Utility Room, Principal Bedroom with en suite, Guest Bedroom with en suite and a further 2 double Bedrooms and well appointed family Bathroom.

The property has the added benefit of gas central heating, double glazing, parking for numerous vehicles and detached Double Garage and is set within a good sized walled garden.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable position tucked away on this select drive of just 5 homes. Ideally placed in the heart of this much sought after and self sufficient village, perfect for commuters with ease of access to the A5/M54 motorway network, Shrewsbury, Telford and The Potteries. Shawbury has excellent facilities including school, doctors, supermarket, general stores, restaurants/public houses, takeaways and active village hall along with a bus service to the Town Centre.

### RECEPTION HALL

A lovely inviting Reception Hall with feature under stairs recess, wooden flooring, radiator.

### CLOAKROOM

With suite comprising WC and wash hand basin, radiator.

### LOUNGE

An impressive through room, naturally well lit with window to the front and double opening French doors leading onto the rear garden. Feature brick inglenook style fireplace housing cast iron living flame gas fire set onto hearth, media point, radiators.

### HOME OFFICE/STUDY

With window to the front, radiator, wooden floor covering.

### LIVING/DINING/KITCHEN

Beautifully fitted with modern range of soft grey fronted shaker style units incorporating one and half bowl enamel sink with mixer taps set into base cupboard. Comprehensive range of matching base units comprising cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel, recess housing range style cooker with extractor hood over and pan drawers to the side along with tall shelved larder unit, attractive tiled splashbacks and wall mounted units. Peninsular breakfast bar divide with over hang for seating area and having additional storage beneath and glazed display cabinets. The Dining area has been fitted with matching dresser unit which provides additional storage cupboards, wine racks and display shelving with housing to the side for large fridge/freezer. Ample space for dining table, double opening French doors opening onto the garden for outdoor entertaining, tiled flooring throughout, radiator.

### UTILITY ROOM

With continuation of units with sink set into base cupboard with worksurface extending to the side with space beneath for appliances, gas central heating boiler, tiled floor, radiator, door to the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to Galleried style Landing with access to roof space and off which lead

### PRINCIPAL BEDROOM

An excellent room with window the front and range of fitted wardrobes comprising hanging rails and shelving, radiator.

### EN SUITE SHOWER ROOM

With large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front. Airing Cupboard.

### GUEST BEDROOM

With window overlooking the front, radiator.

### EN SUITE SHOWER ROOM

With suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, window to the side, radiator.

### BEDROOM 3

Another good double room with window overlooking the rear, range of fitted wardrobes, radiator.

### BEDROOM 4

Again another good double room with window overlooking the rear, range of fitted wardrobes, radiator.

### FAMILY BATHROOM

A well appointed room with suite comprising panelled bath with mixer taps with shower attachment,, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property occupies an enviable position tucked away on this select drive of just 5 homes, approached over driveway with parking for several cars. To the rear of the property is a Detached Double Garage with remote up and over door, power and lighting, personal door to the garden and additional parking to the front of the garage.

The front is laid to lawn with shrub beds, side pedestrian access to the good sized enclosed Rear Garden which is laid to paved sun terrace and spacious lawn, bordered by flower and shrub beds.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would



recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, electricity and drainage are connected.

#### COUNCIL TAX BANDING

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

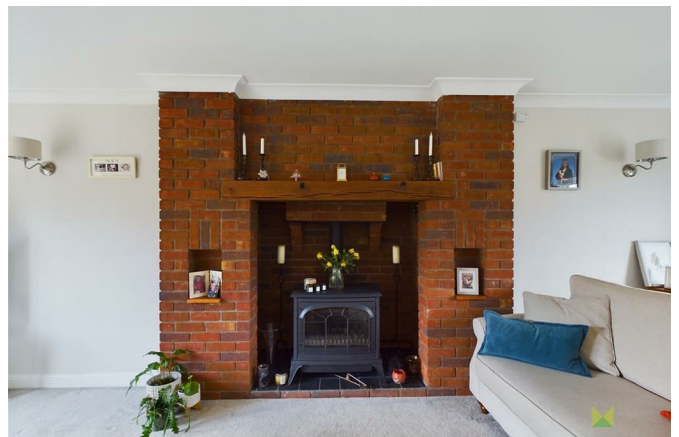
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

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

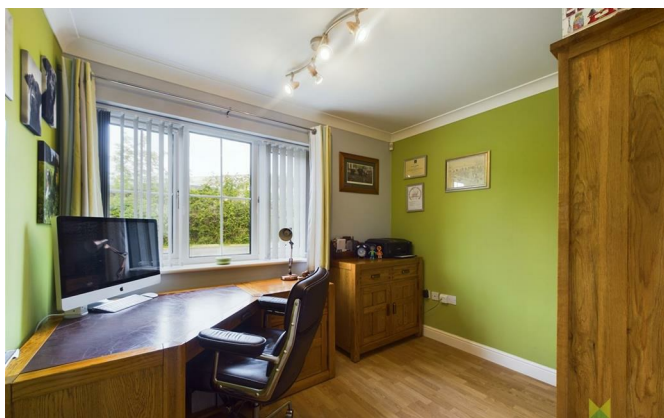
#### NEED TO CONTACT US

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.





MONKS





## 2 The Paddocks Poynton Road, Shawbury, Shrewsbury, SY4 4NQ.

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Floor 0



Floor 1

**Approximate total area<sup>®</sup>**  
1702.33 ft<sup>2</sup>  
158.15 m<sup>2</sup>

**Reduced headroom**  
2.98 ft<sup>2</sup>  
0.28 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<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:

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