

# 16 Bridge Way Shawbury Shrewsbury SY4 4PG



**3 Bedroom House - Detached**  
**Offers In The Region Of £345,000**

## The features

- EXCELLENT 3 BEDROOM DETACHED HOUSE
- SCOPE FOR EXTENSION (SUBJECT TO PLANNING)
- KITCHEN WITH OVEN AND HOB
- DRIVEWAY WITH PARKING AND DOUBLE GARAGE
- VIEWING RECOMMENDED.
- ENVIABLE CORNER PLOT WITH WRAP AROUND GARDENS
- GOOD SIZED LOUNGE, FAMILY/DINING ROOM
- 3 BEDROOMS AND BATHROOM
- NO UPWARD CHAIN



**\*\*\* 3 BEDROOM DETACHED WITH DOUBLE GARAGE \*\*\***

Occupying an enviable corner plot with wrap around gardens and offering great scope for extension if required, this spacious 3 bedroom detached house is perfect for a growing family.

Set in the heart of this much sought after self sufficient village, ideal for commuters with ease of access to Shrewsbury, Telford and The Potteries.

Reception Hall, good sized Lounge, Dining / Family Room, Kitchen, Cloakroom, 3 Bedrooms and Bathroom.

The property has the benefit of driveway with parking and attached double Garage along with good sized wrap around gardens laid to lawn.

Early viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position on the edge of this popular village on the North Eastern edge of the Town with ease of access to the A5/M54 motorway network, Shrewsbury, Telford, Market Drayton and The Potteries.

Shawbury boasts an excellent range of amenities including supermarket, post office, restaurants/takeaways, hairdresser, doctors and school along with a regular bus service to the Town Centre.

### ENTRANCE HALL

Sealed unit double glazed door with screen opens to Entrance Hall. Storage heater.

### LOUNGE/SITTING ROOM

A good sized L shaped room with bay window overlooking the front and further window overlooking the rear garden. Wooden fire surround housing living flame fire, Media point.

### KITCHEN

with range of units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and have space beneath for washing machine and fridge/freezer. Inset 4 ring hob with extractor hood over and oven and grill beneath, matching eye level wall units, useful pantry cupboard, window overlooking the garden and opening to

### DINING/FAMILY ROOM

with window overlooking the rear, personal door to garage and door to Garden.

### CLOAKROOM

With WC and wash hand basin, window to the rear.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side, access to roof space.

### BEDROOM 1

With window overlooking the front. storage heater.

### BEDROOM 2

With window overlooking the rear, Storage heater.

### BEDROOM 3

With window to the front, built in wardrobes, storage heater.

### BATHROOM

with suite comprising panelled bath, wash hand basin

and WC. Complementary tiled surrounds, window to the rear.

### OUTSIDE

The property occupies an enviable large corner plot with wrap around gardens. Approached over driveway with parking and leading to the attached DOUBLE GARAGE with up and over door, power and lighting and personal door to the house.

The Gardens are a particular feature being laid extensively to lawn to the front, side and rear and enclosed with wooden fencing.

### 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 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

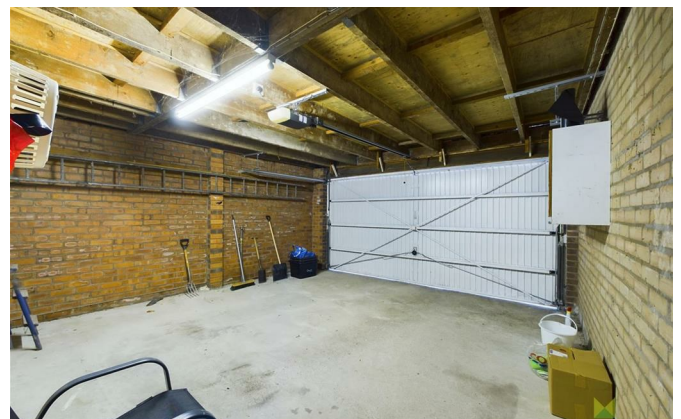
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

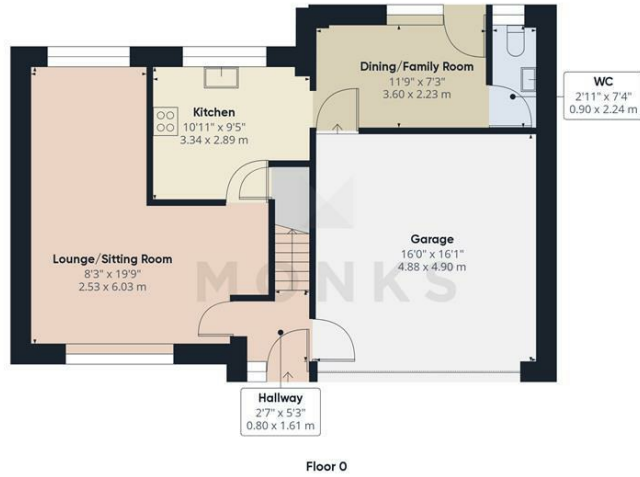
#### NEED TO CONTACT US

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.

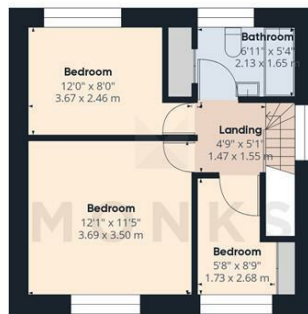
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Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1129.9 ft<sup>2</sup>  
104.97 m<sup>2</sup>

Excluding balconies and terraces

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

GIRAFFE 360



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## Get in touch

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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