

# 3 Fairfield Yorton Heath Shrewsbury SY4 3HA



4 Bedroom House - End Terrace  
Offers In The Region Of £395,000

## The features

- CHARMING 4 BEDROOM FAMILY HOME
- THROUGH LOUNGE AND SITTING ROOM WITH TWO FEATURE FIREPLACES
- LARGE UTILITY, CLOAKROOM AND HOME OFFICE/HOBBIES ROOM
- DOUBLE GARAGE, STORE AND AMPLE PARKING
- VIEWING HIGHLY RECOMMENDED
- SPACIOUS AND VERSATILE ACCOMMODATION OVER 3 FLOORS
- NEWLY FITTED KITCHEN WITH APPLIANCES,
- 4 DOUBLE BEDROOMS AND 2 BATHROOMS
- GOOD SIZED GARDEN BORDERED BY FIELDS WITH OPEN VIEWS



**\*\*\* IMPRESSIVE 4 BEDROOM HOME WITH LOVELY RURAL ASPECT \*\*\***

An opportunity to purchase this charming 4 bedroom home which offers spacious and versatile accommodation over 3 floors - perfect for a growing family or those who work from home.

Occupying an enviable position on the edge of this popular and sort after North Shropshire hamlet ideal for commuters with ease of access to the A5/M54 motorway network.

Reception Hall, through Lounge and Sitting Room with two feature fireplaces, re-fitted Kitchen/Breakfast Room, Utility, Cloakroom and Home Office/Craft Room. On the First Floor are 3 double Bedrooms and Bathroom and on the Second Floor a further double Bedroom and Bathroom.

The property has the benefit of central heating, driveway with ample parking, double Garage, Workshop/Store and lovely South facing Garden bordered by open farmland.

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position in the hamlet of Yorton Heath which lies a short distance from the much sought after Village of Clive where you will find amenities including School, active Village Hall, Hub and Church. Close by there is a regular bus service to the Town Centre along with Railway Station with links to Shrewsbury and Crewe. The busy North Shropshire market town of Wem is a short distance away where you will find a host of facilities and the County Town of Shrewsbury is approximately 7 miles away and links to the A49/M54 motorway network.

### RECEPTION HALL

Entrance door opening to spacious and light Reception Hall with window feature patterned tiled floor, useful under stairs storage cupboard, radiator.

### LOUNGE/SITTING ROOM

A good sized through room (originally two rooms) with large bay window overlooking the gardens and farmland beyond. The Lounge area features an exposed brick fireplace having ornamental wooden surround with space for log burner, media point, radiator. The Sitting Area features an ornamental cast iron range with surround, radiator, double glazed sash window.

### KITCHEN/BREAKFAST ROOM

Attractively re-fitted with modern shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with worksurfaces over and having integrated dishwasher and inset 4 ring hob with extractor hood over and oven and grill beneath, space for American style fridge freezer and matching range of eye level wall units. Ample space for dining table, windows to the side and double opening French doors leading to the rear garden. Tiled floor, radiator.

### UTILITY ROOM

A generous room with 2 velux roof lights, tiled floor, single drainer sink set into base cupboard with space beneath for washing machine. Radiator and door to the front.

### CLOAKROOM

With WC.

### HOME OFFICE/HOBBIES ROOM

A great multi purpose room with window to the front, excellent range of fitted storage units and work area. Tiled floor, radiator.

### FIRST FLOOR LANDING

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

### BEDROOM 1

A generous sized double bedroom with window overlooking the gardens and lovely rural views beyond. Radiator.

### BEDROOM 2

Another good double room with window overlooking the front, period ornamental fireplace, built in storage cupboard and shelving. Radiator.

### BEDROOM 3

With window overlooking the rear garden, again with lovely rural views, period ornamental fireplace, radiator.

### BATHROOM

with white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and concealed WC. Complementary tiled surrounds, useful built in storage, radiator. Window to the front.

### SECOND FLOOR LANDING

Staircase leads to the Second Floor Landing with velux roof light, feature exposed brickwork, recessed ceiling lights and useful under eaves storage.

### BEDROOM 4

With window to the side and twin velux roof lights from which there are lovely rural aspects, range of under eaves storage, recessed ceiling lights, radiator.

### BATHROOM

with suite comprising panelled bath, WC and wash hand basin. Velux roof light, radiator.

### OUTSIDE

The property is approached over good sized gravelled driveway with parking for several cars and leading to the DOUBLE GARAGE with twin opening doors. brick built workshop/store. To the front of the property is a lawned area, side pedestrian access leads around to the good sized rear garden which has a generous paved sun terrace and lawns with flower and shrub beds. Enclosed with wooden fencing and bordered to the rear by open farmland.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains gas, electric and water are connected. Drainage is to a septic tank.

#### 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 'My Simple Mortgage' 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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## 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	

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