

33 Mytton Lane Shawbury Shrewsbury SY4 4JE



3 Bedroom House - Semi-Detached
Offers In The Region Of £285,000

The features

- 3 BEDROOM SEMI IN FABULOUS SIZED GARDENS
- LOUNGE WITH LOG BURNER, DINING ROOM, CONSERVATORY
- 3 GENEROUS SIZED BEDROOMS AND BATHROOM
- SCOPE FOR EXTENSION, SUBJECT TO PLANNING
- ENVIABLE VILLAGE LOCATION CLOSE TO AMENITIES
- KITCHEN, BREAKFAST ROOM AND CLOAKROOM
- FABULOUS SIZED GARDEN BORDERED BY FARMLAND
- VIEWING HIGHLY RECOMMENDED



***** 3 BEDROOM SEMI DETACHED HOUSE IN EXCELLENT SIZED GARDENS *****

An opportunity to purchase this mature 3 bedroom semi detached house, perfect for a growing family and offering great scope for extension, subject to necessary planning consents.

Occupying an enviable position in this much sought after, self sufficient village, ideally placed for amenities and ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge with log burner, Dining Room, Conservatory, Kitchen with Breakfast area, Cloakroom, 3 generous sized Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing and fabulous sized garden.

Viewing highly 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 primary school, supermarket, post office, bakeries, restaurants/takeaways, hairdresser and doctors along with a regular bus service to the Town Centre.

RECEPTION HALL

Sealed unit double glazed entrance door to Reception Hall, window to the side, exposed boarded floor and useful under stairs storage. Radiator.

LOUNGE

having bay window overlooking the front, chimney breast housing cast iron log burner, exposed boarded floor, radiator.

DINING ROOM

Chimney breast with recess for fire, exposed boarded floor, radiator. Double opening French doors to

CONSERVATORY

being of sealed unit double glazed construction, tiled floor and door to the garden.

KITCHEN

with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space beneath for washing machine, space for range style cooker, matching eye level wall units opening to

BREAKFAST ROOM

with continuation of units of cupboards and drawers, space for appliances, breakfast bar area and door to the garden.

CLOAKROOM

with suite comprising wash hand basin set into vanity with storage, WC. Tiled surrounds, window to the rear, radiator.

FIRST FLOOR LANDING

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

BEDROOM 1

A good sized room with window to the rear with

lovely open aspect over the garden and farmland beyond. Range of fitted bedroom furniture including wardrobes and storage cupboards, exposed boarded floor, radiator.

BEDROOM 2

Another double room with window overlooking the front, built in double wardrobe, exposed boarded floor, radiator.

BEDROOM 3

Another good sized room with window to the front, storage cupboard, radiator. Access to roof space with pull down loft ladder.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail/radiator. Window to the rear.

OUTSIDE

The property is approached over pathway with garden laid to lawn to either side with shrub and herbaceous beds. Side pedestrian access leads to the fabulous sized REAR GARDEN which is laid extensively to lawn with well stocked flower, shrub and herbaceous beds Paved sun terrace ideal for outdoor dining and entertaining, large garden shed and Garage. There are double opening gates leading onto the lane which provides vehicular access. There is great scope for extension, subject to the necessary consents.

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 all main services are connected.

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 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.





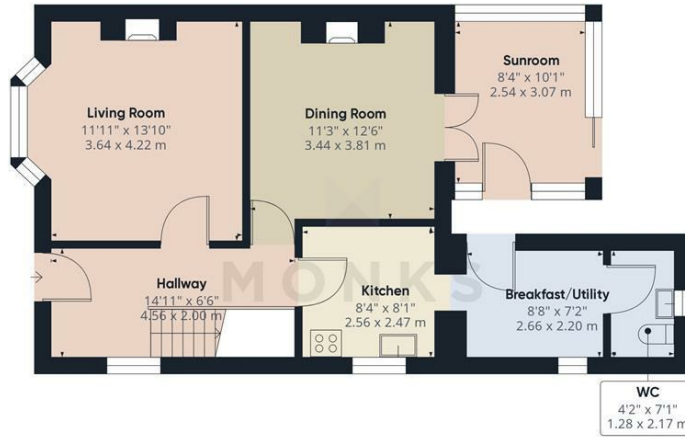
MONKS



33 Mytton Lane, Shawbury, Shrewsbury, SY4 4JE.

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Floor 0



Floor 1



Approximate total area⁽¹⁾
 1111.61 ft²
 103.27 m²

Reduced headroom
 2.59 ft²
 0.24 m²

(1) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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