

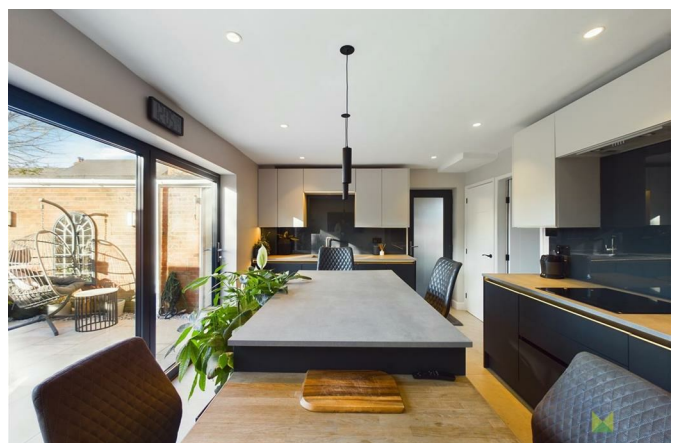
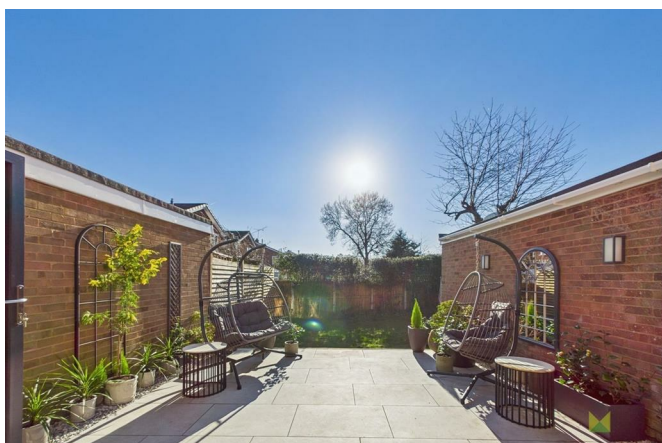
14 Poynton Road Shawbury Shrewsbury SY4 4JR



3 Bedroom House - Detached
Guide Price £325,000

The features

- EXTENSIVELY RENOVATED
- SUPERB ATTENTION TO DETAIL WITH CONTEMPORARY FINISHES
- NEARBY TO AMENITIES AND SCHOOLING
- EASY ACCESS TO THE A53/A49/A5/M54
- GARAGE AND DRIVEWAY
- CONTEMPORARY KITCHEN/DINING ROOM
- TWO/THREE BEDROOMS
- LUXURIOUS BATHROOM
- LANDSCAPED REAR GARDEN
- EPC TBC



**** RENOVATED TO AN EXACTING STANDARD WITH SUPERB ATTENTION TO DETAIL AND CONTEMPORARY FINISHES THROUGHOUT ****

Currently configured as a two bedroom home, the owner will reinstate the dressing room back to a third bedroom, should an incoming purchaser require the additional bedroom.

This striking detached home has undergone an extensive scheme of renovations works in recent years to provide modern yet comfortable accommodation that is ideal for both everyday living and larger scale entertaining. Works include re-wiring, re-plumbing and new uPVC windows throughout.

Occupying an enviable position in the heart of this much sought after self-sufficient village, the house is well-suited to commuters with ease of access to Shrewsbury, Telford and The Potteries.

The stylish accommodation in brief comprises: Entrance Hallway, Living Room, Kitchen/Dining Room, Principal Bedroom with Dressing Room, Further bedroom and Family Bathroom.

The property has gas central heating, double glazing and window shutters throughout, parking for several vehicles, detached single Garage and an enclosed rear Garden.

Viewing essential to appreciate the finish of the accommodation.

Property details

LOCATION

The property occupies an enviable position in the heart 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 benefits from an excellent range of local amenities including a primary school, supermarket, post office, bakeries, restaurants/takeaways, hairdresser and doctors along with a regular bus service to the Town Centre. There is a beautiful open parkland near to the church which offers delightful river and woodland walks along with a children's play area.

ENTRANCE HALL

Accessed via upvc front door and leading into the

LIVING ROOM

A generously proportioned reception room with large window to the front and being laid to solid oak flooring with Burley log burning stove.

OPEN PLAN KITCHEN/DINING ROOM

This superb entertaining space is laid with porcelain tiles and has full width bifold doors opening onto the terrace. The kitchen is fitted with stylish Wren cabinetry under polished concrete effect worksurfaces incorporating stainless steel drainer sink with hot/filtered water tap and an insinkerator. Integrated appliances include a four-ring AEG induction hob, double Neff oven with microwave, fridge freezer and dishwasher. The breakfast island provides high level seating along with a low level dining table to one end. Under stairs storage cupboard and door to the side.

FIRST FLOOR LANDING

100% wool carpets are laid throughout the landing and bedrooms.

PRINCIPAL BEDROOM WITH DRESSING ROOM

A sophisticated double bedroom with windows to the front and opening into a stylish dressing room. This space could also serve as a third bedroom.

BEDROOM TWO

Another double bedroom to the rear.

BATHROOM

A luxurious space fitted with a contemporary suite comprising bath with dual shower heads over, low level WC and large wash basin set into vanity unit.

OUTSIDE

Extending from the rear of the house is a terrace providing an excellent space for alfresco dining which seamlessly links to the house via bi-fold doors. There is an expanse of lawn and mature rear boundary, providing a remarkably private space.

The property is approached over hard standing providing parking for a number of vehicles and leading to a detached single garage with electric and plumbing.

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 electric, water and drainage are connected with gas fired central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C 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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3 Bedroom House - Detached
Guide Price £325,000





Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

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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