

# 8 Jubilee Tree Houses Yorton Shrewsbury SY4 3ER



4 Bedroom House  
Guide Price £265,000

## The features

- GENEROUS PLOT WITH SCOPE TO EXTEND
- COUNTRYSIDE VIEWS TO BOTH ASPECTS
- EXCITING RENOVATION PROJECT
- LARGE REAR GARDEN
- NEARBY TO YORTON TRAIN STATION
- FOUR BEDROOMS
- TWO BATHROOMS
- KITCHEN/DINING ROOM AND LIVING ROOM
- CHARMING SEMI-RURAL HAMLET
- EPC E



\*\*\* SEMI-DETACHED HOME WITH EXCELLENT SCOPE TO EXTEND AND IDYLIC COUNTRYSIDE VIEWS \*\*\*

An exciting opportunity to acquire a three/ four bedroom semi-detached home occupying a generous plot with front and rear countryside views. The property currently offers generous proportions and having served as a long-standing family home, now offers excellent potential for modernisation and even extension, subject to the relevant planning consents.

Occupying an enviable position on the edge of this desirable North Shropshire hamlet ideal for commuters with ease of access to the A49/A5/M54 motorway network.

The accommodation in brief comprises Reception Hall, Living Room, Kitchen/Dining Room, internal lobby, Ground floor Bedroom with Wet Room. Upstairs are Three Bedrooms, one of which currently serving as a kitchenette, along with a Bathroom.

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

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable location in this much sought after North Shropshire village, ideally placed for commuters with the Railway Station which has links to Shrewsbury, Crewe and London. Yorton itself has a Church and is a short distance into the village of Clive which boasts a primary school, doctors, church, active village hub and hall. There are beautiful walks on the doorstep including the famous Grinshill.

### RECEPTION HALLWAY

The double width hallway gives access to the ground floor accommodation.

### LIVING ROOM

With large picture window to the front and central fireplace.

### KITCHEN/DINING ROOM

Range of base units with single drainer stainless steel sink and space for free-standing appliances. Gas fire with back boiler and door to the

### INNER LOBBY

### CLOAK ROOM

With low level flush WC and window to the rear.

### GROUND FLOOR BEDROOM

A versatile room with window to the front and door opening into

### WET ROOM

With suite comprising with electric shower, low level WC and wash hand basin.

### UTILITY ROOM

Accessed externally with electricity and space for washing appliances.

### FIRST FLOOR LANDING

### BEDROOM ONE

A double bedroom with window to the front and far reaching views over countryside fields.

### BEDROOM TWO

Another double bedroom with window to the rear.

### BEDROOM THREE

A single bedroom, currently utilized as a kitchenette, with window to the front.

### SHOWER ROOM

With suite comprising large shower cubicle, low level flush WC and wash hand basin. Window to the rear.

### OUTSIDE

Approached over hardstanding the driveway provides parking for a number of vehicles in front of a detached double garage/workshop.

The property is set back from the road in an elevated position with front garden and delightful open aspect. The generous rear garden is mainly laid to lawn and offers wonderful potential.

### 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, gas and drainage are connected.

#### 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 '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.

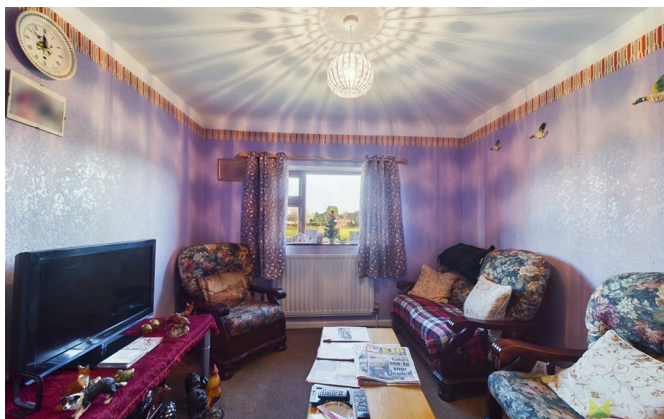
#### NEED TO CONTACT US

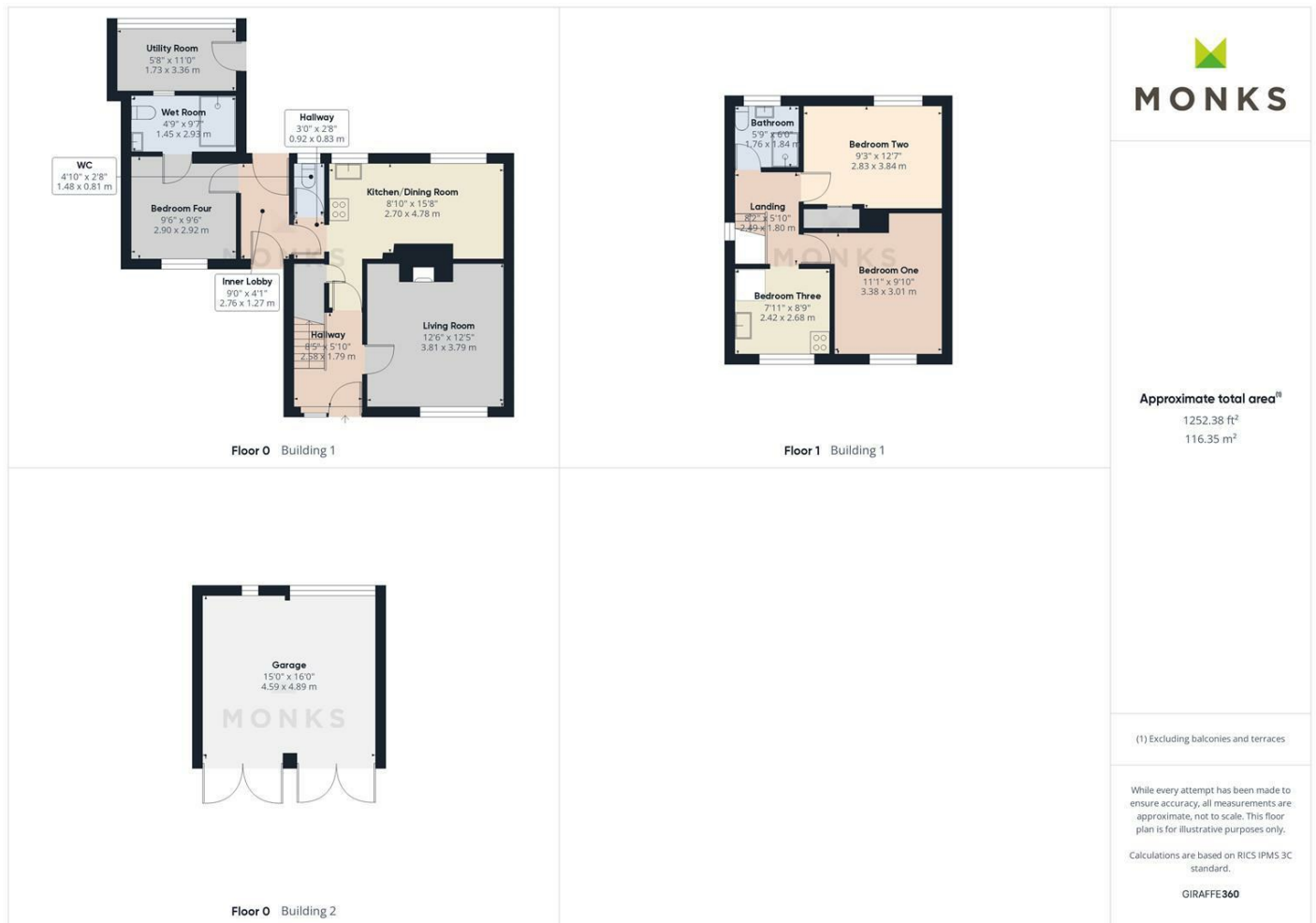
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



## 8 Jubilee Tree Houses, Yorton, Shrewsbury, SY4 3ER.

4 Bedroom House  
Guide Price £265,000





## Judy Bourne

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## Get in touch

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Click. www.monks.co.uk

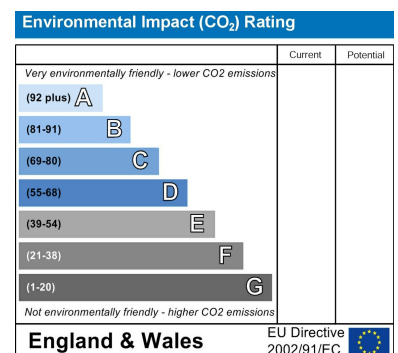
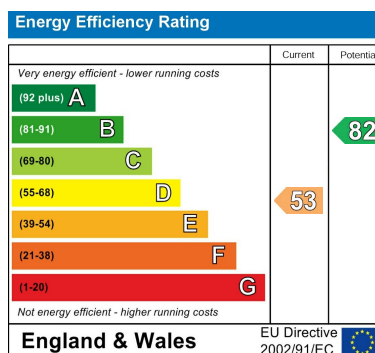
## Wem office

13A High Street, Wem,  
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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



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