

# 73 Bridge Way Shawbury Shrewsbury SY4 4PG



**3 Bedroom House - Detached**  
**Guide Price £250,000**

## The features

- FULL REFURBISHMENT
- EXCITING RENOVATION PROJECT
- SCOPE TO EXTEND SUBJECT TO PP
- GENEROUS PROPORTIONS
- NEARBY TO AMENITIES, SCHOOLING AND ROAD LINKS
- OPEN PLAN LIVING ROOM
- THREE GENEROUS SIZED BEDROOMS, LARGE BATHROOM
- EDGE OF VILLAGE LOCATION WITH RURAL VIEWS
- NO UPWARD CHAIN
- EPC RATING D



\*\*\* FULL RENOVATION IDEAL FOR THOSE SEEKING FOR A PROJECT AND TO ADD VALUE \*\*\*

Formerly a long standing family home, the property now offers excellent scope for the incoming purchaser to modernise, adapt and potentially extend (subject to obtaining the relevant planning permissions). The house offers a superb footprint with an easy flow of well-proportioned rooms, some of which require the removal of nicotine residue.

Set at the end of a pleasant cul-de-sac on the edge of this much sought after self-sufficient village, ideal for commuters with ease of access to Shrewsbury, Telford and The Potteries.

The accommodation briefly comprises Entrance Porch, Living/Dining Room, Kitchen, Three generous Bedrooms and a family Bathroom.

The property has driveway with parking, gas central heating, double glazing, well stocked front and rear gardens and detached single garage.

Offered for sale with No Upward Chain. Viewing highly recommended to appreciate the scope and potential.

## Property details

### LOCATION

The property occupies an enviable position on the end of a cul-de-sac within the 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.

Approached via part glazed UPVC front door.

### LIVING AND DINING ROOM

This light flooded reception room enjoys a deep window to the front and French doors onto the garden.

### KITCHEN

Fitted with a range of wooden fronted units under contrasting laminate work surfaces incorporating 1.5 composite drainer sink and flooring induction hob. A further range of matching eyelevel units, integrated undercounter oven and space for freestanding appliances. Under stairs storage cupboard, housing boiler and door onto the driveway.

Stairs rise to a first full central landing with window to side and access to loft hatch.

### PRINCIPAL BEDROOM

A well proportioned double bedroom with ample space for free standing furniture and window to the front enjoying views across neighbouring farmland.

### BEDROOM TWO

Another double bedroom with window to the rear again enjoying rural views.

### BEDROOM THREE

An excellent size single bedroom with window to front.

### BATHROOM

A generous sized room currently fully tiled and fitted with traditional white suite comprising panelled corner bath with shower over, low-level flush WC and large portal in hand wash basin. Radiator and window to rear.

### OUTSIDE

The front garden is mainly laid to lawn for ease of maintenance and flanked by a mature beach hedge. Driveway parking for 2/3 vehicles in front of a

detached single garage.

The enclosed rear garden is a delightful blend of lawn and walkways past flowerbeds stocked with seasonal flowering perennials, mature specimen shrubs and trees.

### SERVICES

We are advised that mains gas, electric, drainage and water are available.

### 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 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.







**MONKS**





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**3 Bedroom House - Detached**  
**Guide Price £250,000**





## Judy Bourne

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## Get in touch

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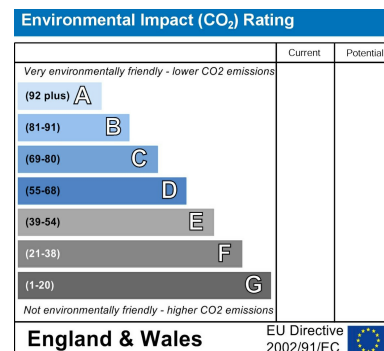
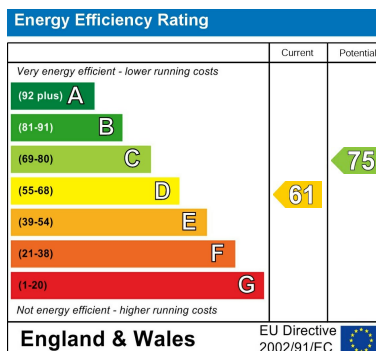
## Wem office

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**



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