

37 White Lodge Park Shawbury Shrewsbury SY4 4NT



3 Bedroom House - Semi-Detached
Offers In The Region Of £230,000

The features

- SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE
- LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE
- IDEAL FOR COMMUTERS WITH EASE OF ACCESS TO A5/54 MOTORWAY NETWORK
- EPC RATING D
- ENVIABLE VILLAGE LOCATION WITH EXCELLENT AMENITIES
- 3 BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED



***** ENVIABLE EDGE OF VILLAGE LOCATION *****

An attractively presented and improved 3 bedroom semi detached house.

Occupying an enviable position on the edge of this popular and self sufficient village, ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, good sized landing, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating with a new boiler installed in 2024, double glazing, driveway with parking, Garage and enclosed rear garden.

Viewing 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

Approached through a newly installed UPVC front door and off which radiate the ground floor accommodation.

LOUNGE/DINING ROOM

A wonderfully light through room. The Dining Area has window overlooking the front and the Lounge with window to the rear, fireplace housing gas fire, media point, radiator. Door to

CONSERVATORY

with views over the garden and provides a versatile additional reception room.

KITCHEN

Fitted with a range of wall and base Shaker style units under wood effect worksurfaces and incorporating a five ring burner gas hob with extractor over and single stainless steel sink with drainer. Space for appliances, attractive tiled surrounds, window overlooking the front, radiator.

GROUND FLOOR BATHROOM

With suite comprising shower over a corner bath, wash hand basin and WC. Complementary tiled surrounds, window to the rear, radiator.

FIRST FLOOR LANDING

Providing space for a desk or futon bed. Eaves storage and sky light.

BEDROOM 1

The principal bedroom enjoys views across local countryside with ample space for a free standing storage furniture.

BEDROOM 2

A generous size double, again with far reaching views to the front.

BEDROOM 3

A single bedroom or home office, over looking the garden.

OUTSIDE

Approached over driveway with parking and single garage.

Side pedestrian access leads to the enclosed rear garden which has been laid for ease of maintenance to lawn and paved areas with well stocked flower beds and a number of mature specimen trees. At the rear of the garage are two brick built garden stores.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold .

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 - 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

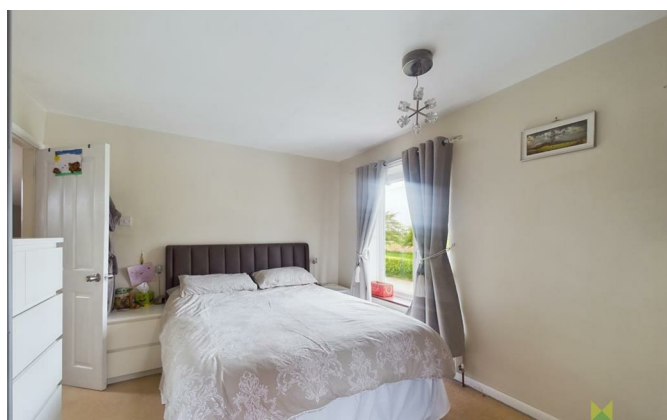
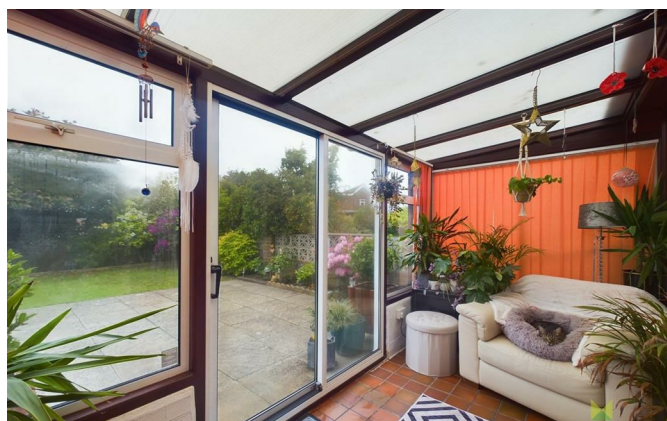
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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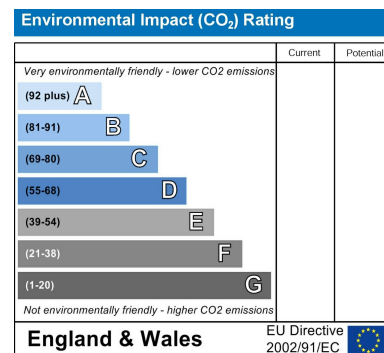
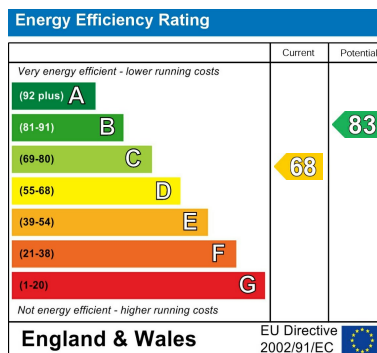
Wem office

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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