5 Langtree Drive
Shrewsbury
SY1 3SA

MONKS

3 Bedroom House - Semi-Detached
Offers In The Region Of £235,000

The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- CLOSE TO RANGE OF AMENITIES
- 3 BEDROOMS AND BATHROOM WITH SEPARATE WC
- GARDENS FOR EASE OF MAINTENANCE
- VIEWING RECOMMENDED
- ENVIABLE CUL DE SAC LOCATION
- HALL, GOOD SIZED LOUNGE, DINING ROOM AND KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE
- NO UPWARD CHAIN
- EPC RATING D

***** PRICED TO SELL *****

An excellent opportunity to purchase this cherished 3 bedroom semi detached house which is immaculately presented and is a perfect home for first time buyer or growing family.

Occupying an enviable cul de sac position on this much sought after residential development on the edge of the Town with lovely countryside walks on hand. There are excellent facilities including shops, supermarkets, schools, recreational facilities and a regular bus service to the Town Centre along with ease of access to the A5/M54 motorway network.

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

The property has the benefit of gas central heating, driveway with parking, garage and enclosed rear garden which has been laid for ease of maintenance.

Viewing recommended - offered for sale with no upward chain.

Property details

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 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 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

LOCATION

ENTRANCE HALL
Sealed unit double glazed door to Entrance with further door opening to

LOUNGE
A good sized room having window overlooking the front. Ornamental fire surround housing living flame gas fire, media point, radiator.

DINING ROOM
with window overlooking the rear, radiator.

KITCHEN
With range of cream fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for washing machine, cooker and fridge. Matching eye level wall units, window to the rear, useful larder/storage cupboard.

FIRST FLOOR LANDING
Stairs lead to the First Floor with window to the side, access to roof space.

BEDROOM 1
A generous double room with window overlooking the front, radiator.

BEDROOM 2
A double room with window to the rear with aspects over roof tops across to Haughmond Hill. Built in wardrobes and storage, radiator.

BEDROOM 3
with window to the front, built in storage, radiator.

BATHROOM
with suite comprising panelled bath with shower unit over, wash hand basin, complementary tiled surrounds, radiator and window to the rear.

WC
Separate WC with low flush suite, window to the side, radiator.

OUTSIDE
The property occupies an enviable position, tucked away in a corner location approached over driveway with parking and leading to the Garage. To the front is a gravelled courtyard. Side pedestrian access leads through to the Rear Garden which has been laid for ease of maintenance to large paved sun terrace and steps leading down to artificial turfed lawn. Enclosed with wooden fencing.

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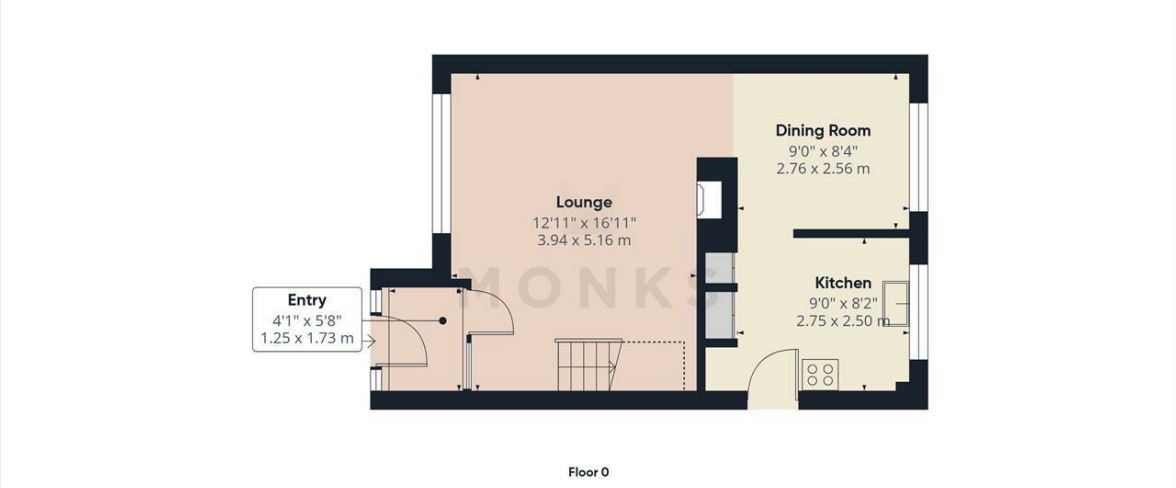
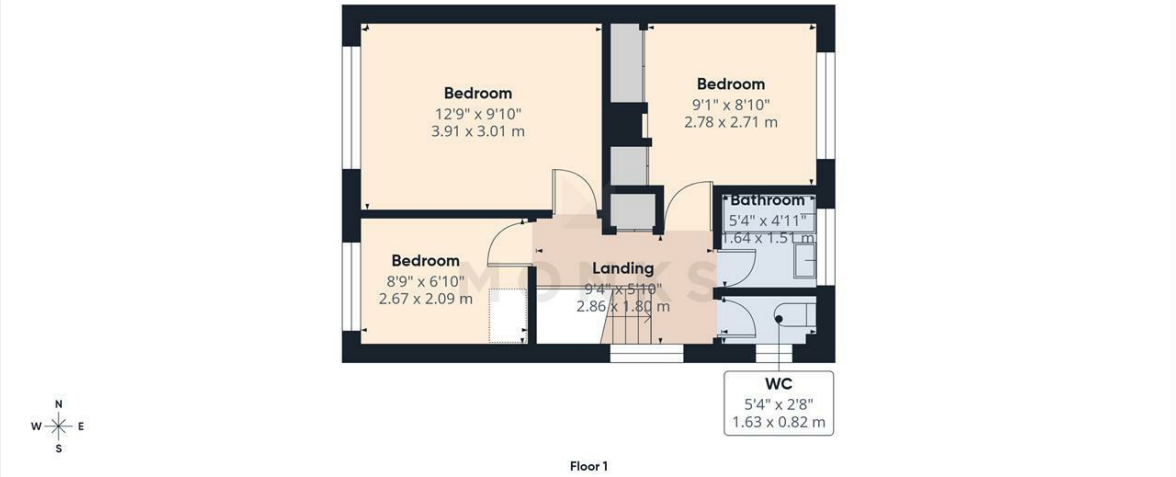


Floor 0



Floor 1

MONKS

Approximate total area(1)
780 ft²
72.5 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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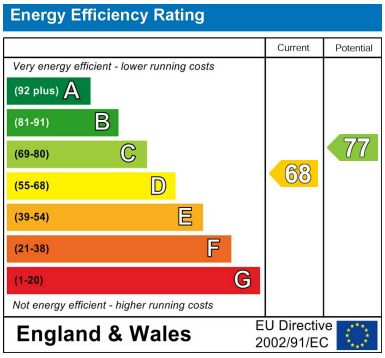

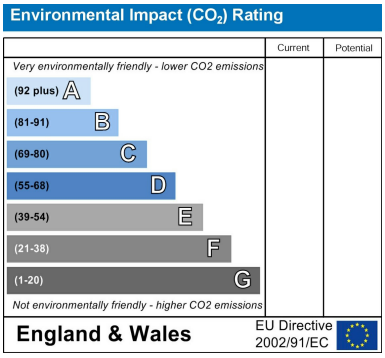

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

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