

11 Stretton Close Shrewsbury SY2 6EY



3 Bedroom House - Semi-Detached
Offers In The Region Of £295,000

The features

- WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL, THROUGH LOUNGE/DINING ROOM
- 3 BEDROOMS AND SHOWER ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING RECOMMENDED.
- CLOSE TO EXCELLENT RANGE OF AMENITIES
- KITCHEN WITH OVEN AND HOB, CONSERVATORY
- OIL CENTRAL HEATING AND DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- EPC RATING TBC



***** MUCH SOUGHT AFTER LOCATION ON EDGE OF TOWN *****

An opportunity to purchase this immaculate 3 bedroom semi detached house – perfect for a growing family.

Occupying an enviable location on the edge of this much sought after development on the edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, supermarkets, doctors and recreational facilities.

The accommodation briefly comprises Reception Hall, through Lounge/Dining Room, Conservatory, Kitchen, covered Rear Entrance, 3 Bedrooms and Shower Room.

The property has the benefit of oil central heating, double glazing, driveway with parking, garage and enclosed rear garden laid for ease of maintenance.

Viewing recommended.

Property details

LOCATION

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ENTRANCE PORCH

Sealed unit double glazed door to Porch with further door to

RECEPTION HALL

Radiator.

LOUNGE/DINING ROOM

Lounge area - with window overlooking the front, fire surround housing ornamental electric fire, media point, radiator.

Dining area with radiator, sliding patio doors to

CONSERVATORY

being of brick and sealed unit double glazed construction with polycarbonate roof and having doors leading onto the rear garden.

KITCHEN

Fitted with range of wooden fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine, recess for fridge, inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and range of eye level wall units, pantry cupboard, window to the rear and door to

COVERED SIDE ENTRANCE

with doors to the front and rear gardens and personal door to the Garage.

FIRST FLOOR LANDING

From the Reception hall staircase leads to the First Floor Landing with window to the side, access to roof space.

BEDROOM 1

A generous double room with window to the front, range of fitted bedroom furniture, radiator.

BEDROOM 2

Another double room with window to the rear, radiator.

BEDROOM 3

with window to the front, radiator.

SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage with power and lighting and personal door to the covered side entrance.

The Front Garden is laid to lawn with flower beds. The Rear Garden has been laid for ease of maintenance to paved sun terrace with raised flower beds and enclosed with wooden fencing.

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 B - 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

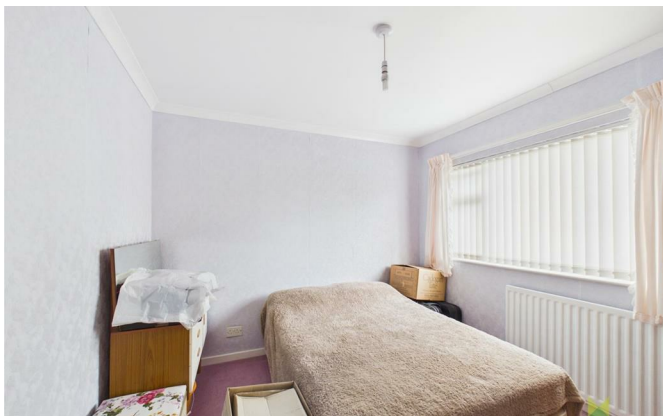
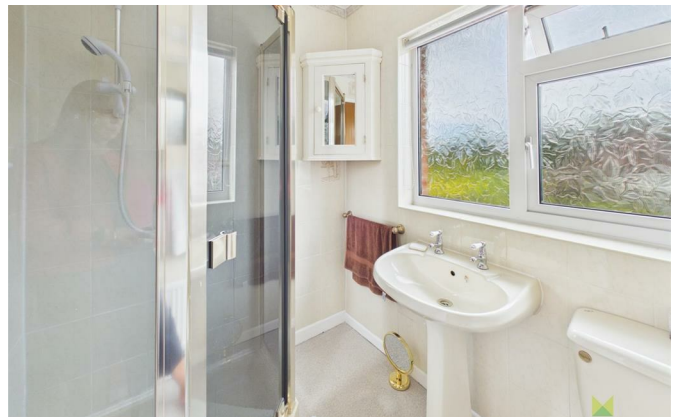
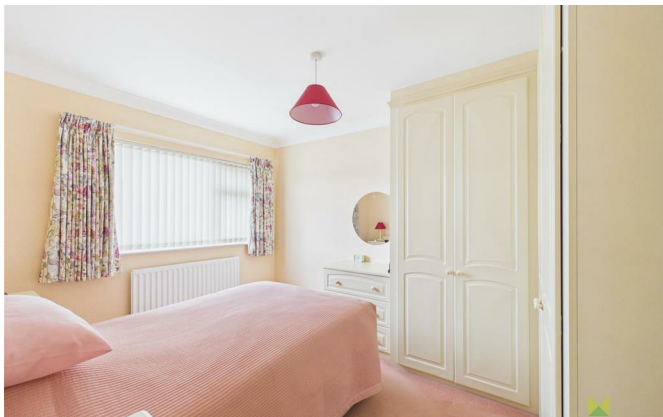
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

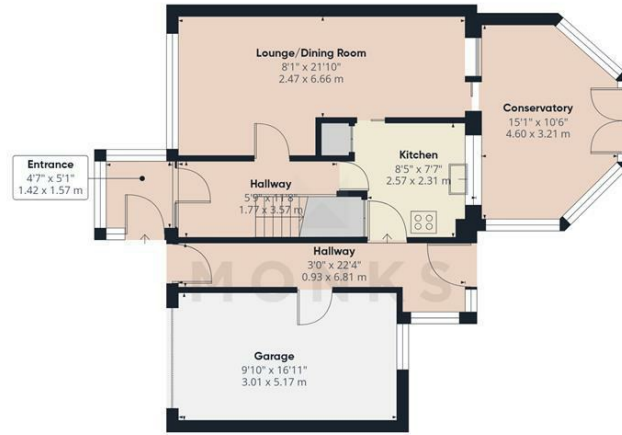
NEED TO CONTACT US

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

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Approximate total area[®]
1121 ft²
104.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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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

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 (CO₂) 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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