

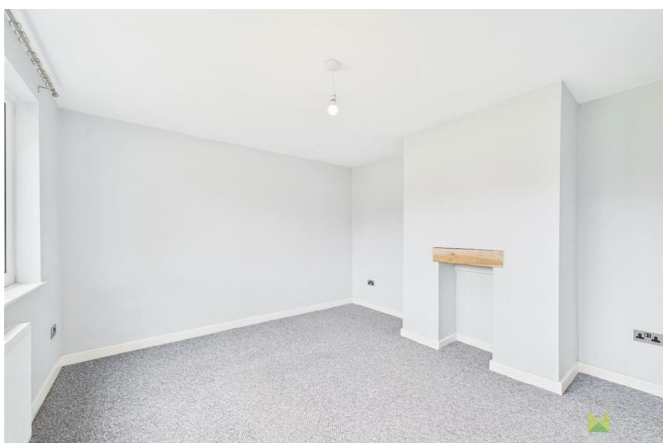
# 4 Meadow Farm Drive Harlescott Shrewsbury SY1 4LN



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £240,000**

## The features

- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL AND LOUNGE
- 3 BEDROOMS AND RE FITTED BATHROOM
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE LOCATION CLOSE TO AMENITIES
- GOOD SIZED KITCHEN/DINING ROOM, UTILITY AND CLOAKROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- EPC RATING D



**\*\*\* IMPROVED 3 BEDROOM SEMI DETACHED HOUSE \*\*\***

An excellent opportunity to purchase this mature 3 bedroom semi detached house - perfect for a growing family or first time buyer.

Occupying an enviable position in this sought after location on the Northern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, supermarkets, schools, recreational facilities, riverside walks and a regular bus service to the Town Centre.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, Utility, Cloakroom, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing and good sized enclosed rear garden.

Viewing recommended.

## Property details

### LOCATION

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### RECEPTION HALL

Sealed unit double glazed door opening to Reception Hall with wooden effect flooring, radiator. Useful under stairs storage cupboard.

### LOUNGE

having window overlooking the front, chimney breast with recess fire ornamental fire, media point, radiator.

### KITCHEN/DINING ROOM

Dining area with window overlooking the rear garden, radiator.

The Kitchen is fitted with range of white high gloss 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 inset 4 ring hob with extractor hood over and oven and grill beneath and peninsular divide to Dining Area. Tiled surrounds and matching eye level wall units, recessed ceiling lights and windows overlooking the garden.

### UTILITY

with space for appliances and door to the garden.

### CLOAKROOM

with WC and wash hand basin set into vanity with storage beneath, radiator, window to the rear.

### FIRST FLOOR LANDING

with window to the side, access to roof space and Airing Cupboard.

### BEDROOM 1

with window to the rear, built in wardrobes, radiator.

### BEDROOM 2

Another double room with window to the front, radiator.

### BEDROOM 3

with window to the front, radiator.

### BATHROOM

with suite comprising shaped panelled bath, wash hand basin set into vanity with storage beneath and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property is set back from the road and approached over pathway with forecourt area garden. Side pedestrian access leads around to the good sized rear garden which is laid mainly to lawn with flower and shrub 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](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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3 Bedroom House - Semi-Detached  
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## Judy Bourne

Director at Monks  
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## Get in touch

Call. 01743 361422  
Email. info@monks.co.uk  
Click. www.monks.co.uk

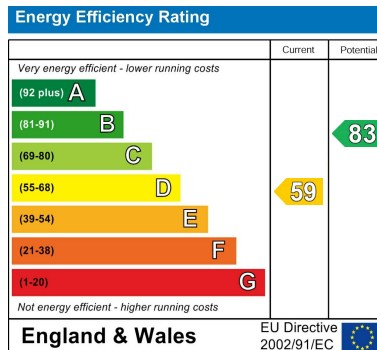
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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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- 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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