

3 Weston Drive Shrewsbury SY1 3BU



3 Bedroom House
Offers In The Region Of £265,000

The features

- IMMACULATELY PRESENTED AND MUCH IMPROVED
- ENVIABLE LOCATION CLOSE TO AMENITIES
- LOVELY RE-FITTED KITCHEN/DINING ROOM
- LANDSCAPED GARDEN PERFECT FOR ENTERTAINING
- VIEWING ESSENTIAL
- 3 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL, GOOD SIZED LOUNGE
- 3 BEDROOMS AND RE-FITTED BATHROOM
- DRIVEWAY PARKING
- EPC RATING C



*** BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE ***

An excellent opportunity to purchase this immaculately presented, much improved 3 bedroom semi detached house, perfect for today's modern lifestyle.

Occupying an enviable position in this much sought after location, ideally placed for local amenities and for commuters ease of access to the A5/M54 motorway network.

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

The property has the benefit of gas central heating, double glazing, driveway with parking and lovely landscaped rear garden.

Viewing essential.

Property details

LOCATION

RECEPTION HALL

Covered entrance with door opening to Reception Hall with useful under stairs storage, radiator with decorative cover.

LOUNGE

A lovely light room with bay window overlooking the front, attractive fire surround with marble hearth and inset housing living flame gas fire, media point, radiator. Double opening doors to

DINING KITCHEN

The Dining area window overlooking the garden and sun terrace, radiator. Peninsular divide to the Kitchen which is attractively fitted with range of white fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances and having inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units, full height larder units and space for fridge freezer. Window overlooking the garden, recessed ceiling lights, tiled floor throughout and door to the side.

FIRST FLOOR LANDING

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

BEDROOM 1

A generous double room naturally well lit with bay window to the front, built in double wardrobe, radiator.

BEDROOM 2

Another double room with window to the rear, built in double wardrobe, radiator.

BEDROOM 3

with window to the front, fitted bed base, radiator.

BATHROOM

fitted with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC set into concealed vanity with storage, heated towel rail, window to the rear. Complementary tiled surrounds.

OUTSIDE

The property is approached over a pressed paved driveway which provides off road parking for several cars and is fenced to either side. Side pedestrian access leads around to the lovely Rear Garden which has been landscaped for those who love to entertain

outdoors with seating and grassed areas. There is a large press paved sun terrace immediately adjacent to the property with steps leading up to a lawned area and stone paved patio with covered pergola and additional paved sun terrace to the rear, 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

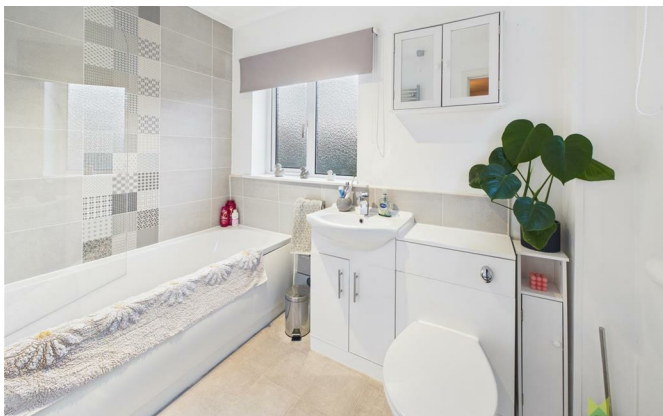
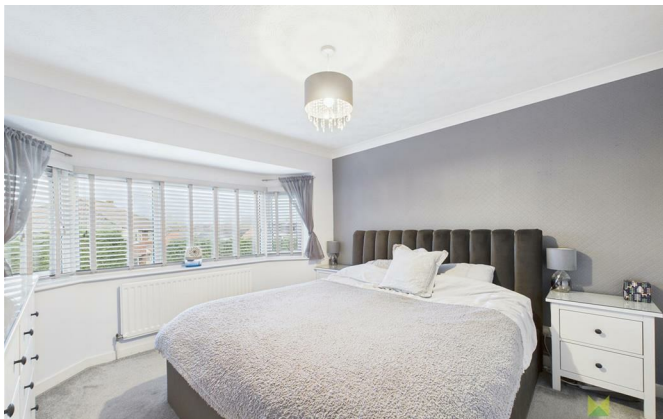
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

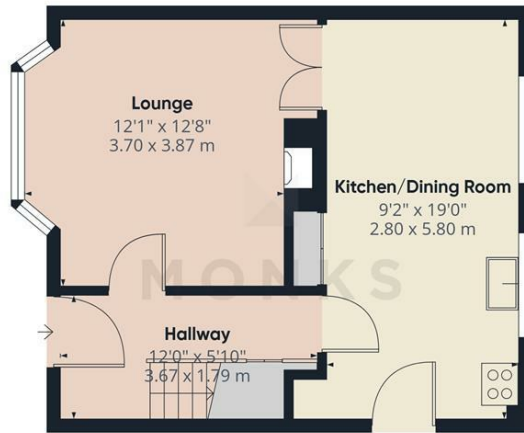
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We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

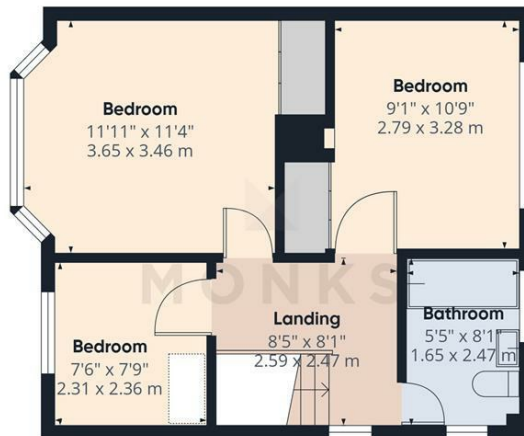
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Floor 0



Floor 1



Approximate total area⁽¹⁾
809 ft²
75.2 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	84

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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