

27 Melton Way Shrewsbury SY3 6DW



3 Bedroom House - Detached
Offers In The Region Of £340,000

The features

- LOVELY PLOT WITH WOODLAND TO THE REAR
- LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE WITH UTILITY AND WORKSHOP
- MUCH SOUGHT AFTER LOCATION
- VIEWING RECOMMENDED.
- OFFERING SCOPE FOR SOME IMPROVEMENT
- 3 BEDROOMS AND BATHROOM
- LARGE GARDEN - IDEAL FOR ENTERTAINING
- NO UPWARD CHAIN



*** SET IN FABULOUS PLOT BORDERED BY WOODLAND ***

An excellent opportunity to purchase this 3 bedroom detached home located in a unique and rare plot with woodland aspect and being offered for sale with no upward chain. Perfect for a growing family or those looking to downsize with space.

Occupying an enviable head of cul de sac location on this much sought after development ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarket, doctors and recreational facilities along with a regular bus service to the Town Centre.

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

The property has the benefit of gas central heating, driveway with parking, garage with utility section, large garden storage shed and purpose made workshop, and lovely rear garden bordered by woodland.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable cul de sac location in heart of this popular development which boasts excellent facilities including shops, schools, supermarkets, public house, doctors and regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

RECEPTION HALL

Sealed unit double glazed door with side screen to Reception Hall with wooden flooring, radiator.

LOUNGE/DINING ROOM

A generous sized through room. The Lounge area has window overlooking the front, brick fireplace with point for ornamental fire, media point, radiator.

Dining area with ample space for table, wooden flooring throughout. Sliding patio doors to

CONSERVATORY

being of brick and sealed unit double glazed construction with tiled floor, radiator and providing lovely aspect over the garden.

KITCHEN

fitted with range of wooden fronted 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 slot in cooker, tiled surrounds and complementary eye level wall units, radiator and useful pantry cupboard. Window overlooking the rear.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing, window to the side, off which lead

BEDROOM 1

a generous double room with window overlooking the front, range of fitted bedroom furniture and built in double wardrobe, radiator.

BEDROOM 2

with window overlooking the rear with lovely rural aspect over woodland towards the Shropshire Hills, built in wardrobe, radiator.

BEDROOM 3

with window to the front, radiator.

SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Fully tiled walls, radiator, window to the rear.

GARAGE/UTILITY

A good sized garage with up and over door, power and lighting and personal door to the rear. Utility section with plumbing for washing machine and space for appliances.

OUTSIDE

The property occupies an enviable head of cul de sac location approached over block paved driveway with parking and leading to the garage.

The front garden is laid to lawn with flower and shrub beds. Side pedestrian access leads around to the Rear Garden which is a particular feature of the property, a larger than average plot which is bordered to the rear by woodland and offers a great level of privacy and in the winter provides aspect over to the South Shropshire Hills. Laid to large paved sun terrace and additional raised decked terrace which are ideal for those who love to entertain and outdoor dine with shaped lawns with well stocked flower, shrub and herbaceous beds with inset specimen trees.

There is a large timber garden storage shed and to the side of the property a purpose built workshop.

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 mains electric, water and drainage are connected with gas fired central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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.

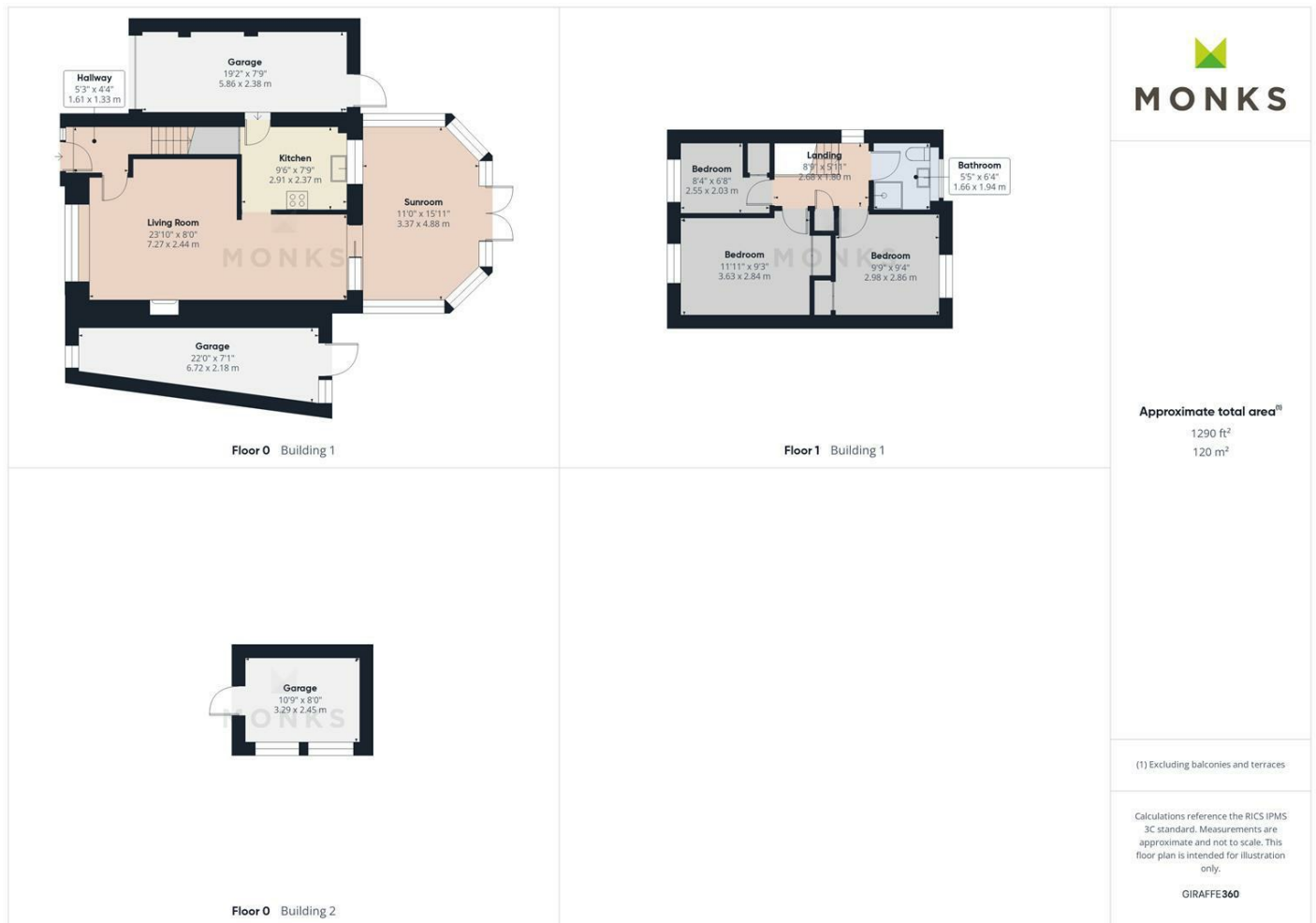
NEED TO CONTACT US

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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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 (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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