

# 4 Judith Butts Lane Shrewsbury SY2 5BG



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

## The features

- SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE
- LOUNGE/DINING ROOM, CONSERVATORY, KITCHEN
- DRIVEWAY WITH PARKING AND COVERED CARPORT
- RIVERSIDE WALKS TO THE TOWN CENTRE
- NO UPWARD CHAIN
- ENVIABLE LOCATION WITH GOOD LOCAL AMENITIES
- 3 DOUBLE BEDROOMS BEDROOMS AND BATHROOM
- ENCLOSED MATURE AND ESTABLISHED REAR GARDEN
- VIEWING RECOMMENDED
- EPC RATING C



\*\*\* 3 DOUBLE BEDROOM SEMI DETACHED WITH NO UPWARD CHAIN \*\*\*

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

Occupying an enviable position on this private driveway in this popular location. There are excellent facilities on hand including schools, shops, churches, public houses and regular bus service along with riverside walks to the Town Centre.

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

The property has the benefit of gas central heating, driveway with parking, covered carport and private enclosed rear garden.

Viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position in this sought after location on an unadopted road with lovely riverside walks on hand to the Town Centre. There are excellent facilities a short stroll away including supermarkets, shops, schools, restaurants, takeaways and public houses along with doctors and churches. There is a regular bus service to the Town and ease of access for commuters to the A5/M54 motorway network.

### RECEPTION HALL

### LOUNGE/DINING ROOM

A generous sized room with window to the rear. Wooden panelling and shelving to one wall and fireplace with gas fire, media point, radiator and wood block flooring throughout. Sliding door to

### CONSERVATORY

A good sized room being of brick and sealed unit double glazed construction with lovely aspect over the garden, tiled floor.

### KITCHEN

Attractively fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher with fascia panel and space for washing machine and fridge freezer. Inset 4 ring hob with extractor hood over and double oven and grill beneath, tiled surrounds and eye level wall units. Pantry cupboard, wooden effect flooring, radiator, window and door to the side.

### FIRST FLOOR LANDING

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

### BEDROOM 1

A double room with window to the front, radiator.

### BEDROOM 2

Another generous double room with window overlooking the rear garden, radiator.

### BEDROOM 3

Again a double room with window overlooking the rear garden, radiator.

### BATHROOM

Attractively fitted with suite comprising panelled bath with shower over, wash hand basin and WC set into concealed vanity with storage. Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

The property is approached over driveway with parking and leading to covered and enclosed carport. The Front Garden is laid to lawn with well stocked flower, shrub and herbaceous beds. The Rear Garden is beautifully established with an abundance of flower, shrub and herbaceous beds with range of specimen trees and enclosed with wooden fencing and provides a good level of privacy.

### 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 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 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

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1243 ft<sup>2</sup>  
 115.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

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## Get in touch

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## Shrewsbury office

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

75 81

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.