

# 54 Penson Way Shrewsbury SY1 2BF



**3 Bedroom House - Detached**  
**Offers In The Region Of £350,000**

## The features

- BEAUTIFULLY PRESENTED AND MUCH IMPROVED
- DOUBLE FRONTED DETACHED HOME
- DUAL ASPECT KITCHEN/DINING ROOM WITH APPLIANCES
- 3 GENEROUS SIZED BEDROOMS TWO WITH FITTED WARDROBES
- GOOD SIZED REAR GARDEN. VIEWING ESSENTIAL
- ENVIABLE LOCATION A SHORT STROLL FROM THE TOWN CENTRE
- HALL WITH CLOAKROOM, THROUGH LOUNGE
- RE-FITTED CONTEMPORARY BATH AND SHOWER ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- EPC RATING B



\*\*\* BEAUTIFULLY PRESENTED AND IMPROVED 3 BEDROOM DETACHED \*\*\*

An excellent opportunity to purchase this immaculately presented, 3 bedroom double fronted detached home which has been improved by the current owners to provide a contemporary finish - the perfect home for a growing family or those looking to downsize with space.

Occupying an enviable position in this much sought after location, a short stroll from the Railway Station and amenities of the Town Centre, with good local facilities on hand including general store and primary school. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely and light through Lounge with feature media wall, attractively fitted Kitchen/Dining Room again being dual aspect, Principal Bedroom with newly installed Shower Room, 2 further Bedrooms and well appointed re-fitted family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and deceptively spacious rear garden which offers a good level of privacy.

Early viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position on this select development on the edge of the vibrant historic Town of Shrewsbury. A short stroll from the Railway Station and all the Town Centre has to offer including major Stores, Supermarkets, host of independent Shops and Stores, award winning Restaurants, Cafes and Public Houses along with the famous Shrewsbury Quarry, Castle and for those who love live entertainment the Theatre Severn. There is an excellent rail network and ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with composite door opening to Reception Hall with recently fitted wooden floor covering, radiator. Double opening wooden and glazed doors to the Lounge.

### WC

with suite comprising WC and wash hand basin, radiator, window to the front. Continuation of wooden flooring.

### LOUNGE

A lovely well lit through room with window overlooking the front and additional window and double opening French doors leading onto the rear garden. Feature media wall with excellent range of storage and display shelving, contemporary living flame fire with media point over. Useful understairs storage cupboard, radiators.

### KITCHEN/DINING ROOM

Another lovely dual aspect room with window to the front and double opening French doors to the garden. The Kitchen is attractively fitted with comprehensive range of cream fronted high gloss units incorporating single drainer sink set into base cupboard. Further range of base units with plinth lighting comprising cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels, space for washing machine. Inset 4 ring hob with oven and grill and complementary range of eye level wall units. Ample space for dining table, continuation of wooden flooring, radiator.

### FIRST FLOOR LANDING

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

### PRINCIPAL BEDROOM

with window overlooking the rear garden, fitted wardrobes with hanging rail and shelving, feature panelled wall, radiator.

### EN SUITE SHOWER ROOM

Newly fitted with large walk in shower having direct mixer unit with drench head over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

### BEDROOM 2

A good sized double room with window to the front, fitted wardrobes with hanging rail and shelving, radiator.

### BEDROOM 3

with window to the front, radiator.

### BATHROOM

A well appointed room having been re-fitted with contemporary suite comprising bath with direct mixer shower unit over with drench head, wash hand basin and WC. Complementary tiled surrounds and flooring, window to the rear, radiator.

### OUTSIDE

The property occupies an enviable position approached over pathway with forecourt area enclosed with hedging. Driveway with parking and leading to Garage with up and over door, power and lighting and personal door to the garden.

The Rear Garden is a particular feature of the property and offers a good level of privacy not being overlooked to the rear. The garden has been laid for ease of maintenance with artificial lawned areas, raised decked sun terrace, wild flower area and paved sun terrace. Enclosed with wooden fencing and side pedestrian access to the fore.

### 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. Please note there is an annual service charge of £368.51 (2025) for the maintenance of the developments communal areas and we would recommend that this is verified during pre-contract enquiries.

#### COUNCIL TAX BANDING

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



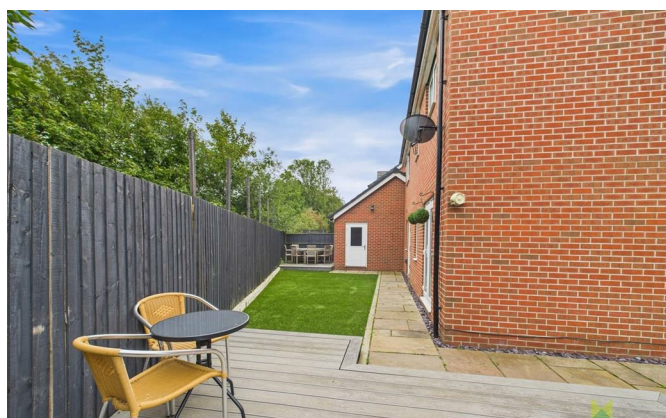
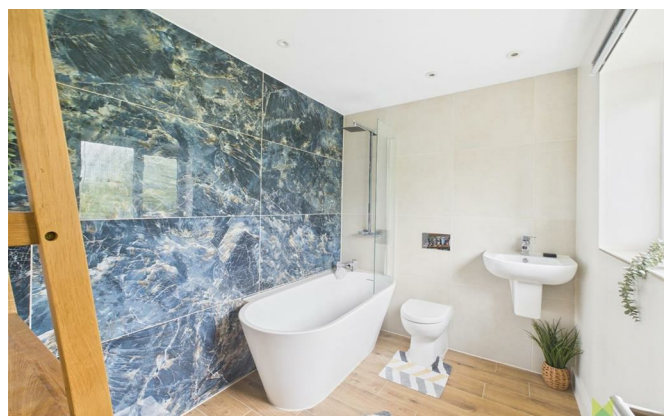
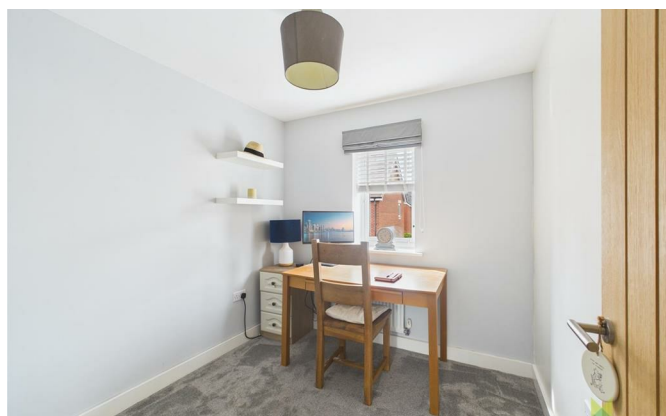


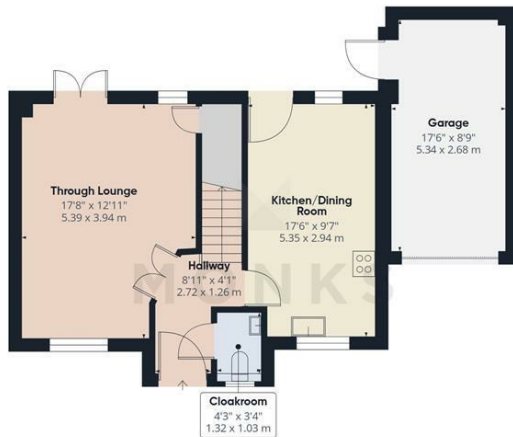




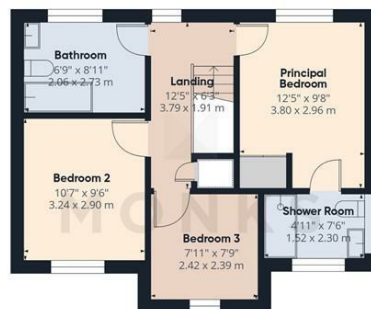
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1066 ft<sup>2</sup>  
99.1 m<sup>2</sup>

(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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## 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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