

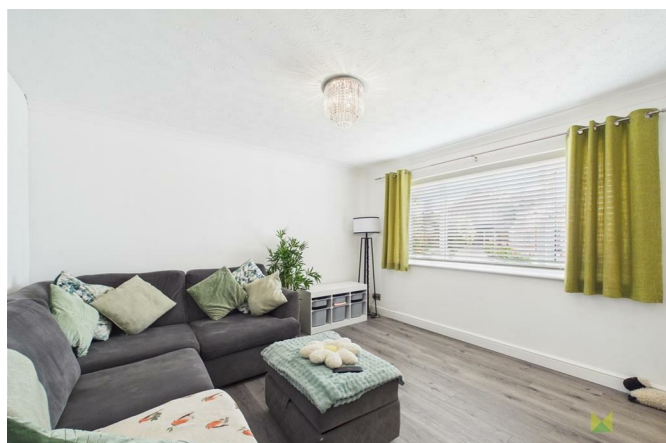
64 Boscobel Drive Shrewsbury SY1 3DU



4 Bedroom House
£1,750 Per Month

The features

- EXCELLENT 4 BEDROOM DETACHED HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZED KITCHEN, UTILITY AND CLOAKROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION ON THIS POPULAR DEVELOPMENT
- RECEPTION HALL, LOUNGE, SEPARATE DINING ROOM
- 4 DOUBLE BEDROOMS AND SHOWER ROOM
- LOVELY GARDENS TO THE FRONT AND REAR
- EPC RATING D



***** GENEROUS 4 BEDROOM DETACHED FAMILY HOME *****

Impressive 4 bedroom detached home, offering deceptively spacious accommodation - perfect for a growing family and those who love to entertain.

Occupying an enviable position in the heart of this popular development 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, schools, countryside walks and a regular bus service to the Town Centre.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, Utility, Cloakroom, 4 double Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and lovely enclosed rear garden which has been laid for ease of maintenance.

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable position in the heart of this popular development 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, schools, countryside walks and a regular bus service to the Town Centre.

RECEPTION HALL

Sealed unit double glazed door with side screen opening to inviting Reception Hall with wooden effect floor covering, useful under stairs recess, radiator.

LOUNGE

A generous sized room with window overlooking the front, wooden effect flooring, media point, radiator.

DINING ROOM

with double opening French doors leading onto the sun terrace and garden, wooden effect flooring, radiator.

KITCHEN

Which is fitted with range of units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over, eye level double oven and grill with storage above and below, tiled surrounds and matching range of eye level wall units. Window overlooking the garden,

UTILITY ROOM

having space and plumbing for appliances, personal door to the garage, door to garden, radiator.

CLOAKROOM

with WC.

FIRST FLOOR LANDING

From the Reception Hall staircase with newly fitted rail and decorative wrought iron balustrading leads to the First Floor Landing off which lead

BEDROOM 1

A fabulous sized room with window overlooking the front, radiator. There is scope in this room to add an en suite if required and subject to necessary regulations.

BEDROOM 2

Another generous double room having window overlooking the rear, range of fitted wardrobes and storage, radiator.

BEDROOM 3

A double room with window overlooking the rear, radiator.

BEDROOM 4

Another double room with window to the front, fitted storage cupboard, radiator.

SHOWER ROOM

with large walk in shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

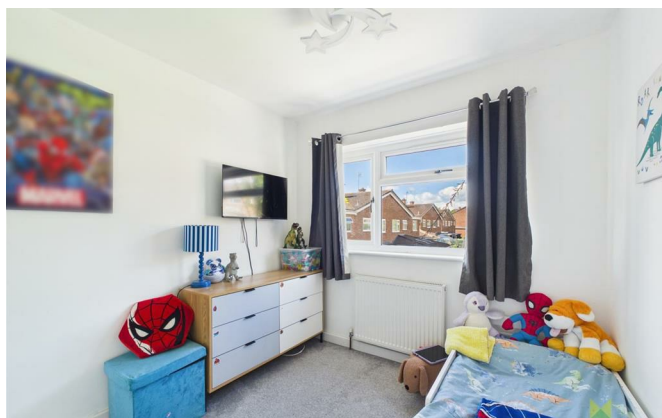
OUTSIDE

The property is approached over brick paved driveway with parking for several cars and leading to the Garage with up and over door, power and lighting and personal door to the Utility. The Front Garden is laid to shaped lawn with flower and shrub beds.

The Rear Garden is a particular feature having been laid for ease of maintenance to large paved sun terrace - ideal for those who love to entertain and dine outdoors, lawned area which is laid with artificial grass - enclosed with wooden fencing.

64 Boscobel Drive, Shrewsbury, SY1 3DU.

4 Bedroom House
£1,750 Per Month





Floor 0



Floor 1



Approximate total area^m
 1273 ft²
 118.2 m²

Reduced headroom
 16 ft²
 1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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	79

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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- 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.
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