

11 Lymehurst Place, Ellesmere Road Shrewsbury SY1 2QT



2 Bedroom Bungalow
Offers In The Region Of £275,000

The features

- IMPRESSIVE MEWS STYLE BUNGALOW
- FINISHED TO CONTEMPORARY STANDARD OF SPECIFICATION
- 2 GENEROUS DOUBLE BEDROOMS AND SHOWER ROOM
- PERSONAL GARDEN AREA AND COMMUNAL GARDENS
- EARLY RESERVATION HIGHLY RECOMMENDED
- FORMING PART OF A SELECT DEVELOPMENT OF 14 MEWS AND APARTMENTS
- LOVELY LIGHT OPEN PLAN LIVING/DINING/KITCHEN
- ALLOCATED PARKING AND EV CHARGING POINTS
- SHORT STROLL FROM LOCAL AMENITIES
- EPC - TO BE CONFIRMED



An excellent opportunity to purchase this lovely 2 bedroom Mews style Bungalow which benefits from its own personal garden area, being set within the grounds of this former grand Georgian residence which is currently being converted to provide a fabulous selection of 1, 2 and 3 bedroom homes set within an enviable courtyard location.

VIEW HOME OPENING JANUARY.

Being a short stroll from local amenities and riverside walks to the Town Centre and Railway Station and for commuters ease of access to the A5/M54 motorway network.

Creating a modern lifestyle and finished to a contemporary specification the property briefly comprises Reception area, open plan Living/Dining/Kitchen with range of integrated appliances, 2 double Bedrooms and Shower Room - the perfect opportunity for a downsizer or those looking for a lock up and go.

Each property will have energy efficient gas central heating allocated parking with ample EV charging points for occupants and communal gardens

PLEASE NOTE THE CGI'S ARE FOR ILLUSTRATION PURPOSES AND REPRESENT THE LAYOUT OF THE PROPERTY.

For further information please email judy@monks.co.uk

Property details

LOCATION

Lymehurst Place occupies an enviable position on the edge of the Town, being a short and pleasant stroll from the railway station and all of the Town Centre amenities. For commuters there is ease of access to the A5/M54 motorway network.

A stunning medieval town, Shrewsbury is steeped in history, being the birthplace of Charles Darwin, home to 660 listed buildings and the famous Shrewsbury Quarry which the River Severn cradles.

Recently voted the UK's number one High Street, Shrewsbury's Wyle Cop boasts an array of independent traders which complement national stores, banks and building societies.

The Town plays host to wonderful cafe's, bars, restaurants and entertainment venues, including Theatre Severn, which is Shropshire's premier arts venue.

DESCRIPTION

This former Nursing Home is being lovingly restored to provide a selection of one and two bedroom Mews Bungalow style homes and the original period home being refurbished to provide one and two bedroom Apartments each offering individual living space and being finished to a high standard of specification by a local contractor.

10 Lymehurst Place provides an opportunity for single storey living with a lovely through open plan Living/Dining/Kitchen, 2 generous Bedrooms and Shower Room with complementary flooring throughout.

Each home features gas central heating, double glazing, allocated parking and a number of EV charging points along with lovely communal gardens.

We are advised that planning restrictions prevent the use of the Apartments being used for Air B&B purposes.

ENTRANCE/BOOT STORAGE AREA

Door opens to a Reception area which provides a great space for cloaks/boots etc.

OPEN PLAN LIVING/DINING/KITCHEN

This lovely room is beautifully lit by windows to two elevations and French door leading onto the garden area.

The Kitchen is attractively fitted with range of cream fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel and space for washing machine and fridge/freezer. Inset 4 ring hob with extractor hood over and oven and grill beneath and complementary eye level wall units. Feature breakfast island with attractive acoustic style panelling and over hang seating area with light fitting over. Recessed ceiling lights and space for dining table. Radiator. Cupboard housing gas central heating boiler.

BEDROOM 1

A generous double room with window to the rear. Radiator.

BEDROOM 2

Another generous double room with window to the front, radiator.

SHOWER ROOM

fitted with suite comprising shower cubicle, wash hand basin and WC.

GENERAL INFORMATION

TENURE

We are advised the property is will be Leasehold/Freehold where each owner will own a share of the Freehold. Service charges are to be confirmed.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As this is a new conversion property the Council has not yet set the banding.

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.

OUTSIDE

Set back from the road and screened with sandstone walling and mature hedging to the car parking area with allocated space for each apartment. 11 Lymehurst Place has its own garden area which will be enclosed with wooden fencing.

To the rear of Lymehurst Place is a communal garden which will be landscaped for all the residents to enjoy.

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Approximate total area^m
726 ft²
67.5 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	

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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