

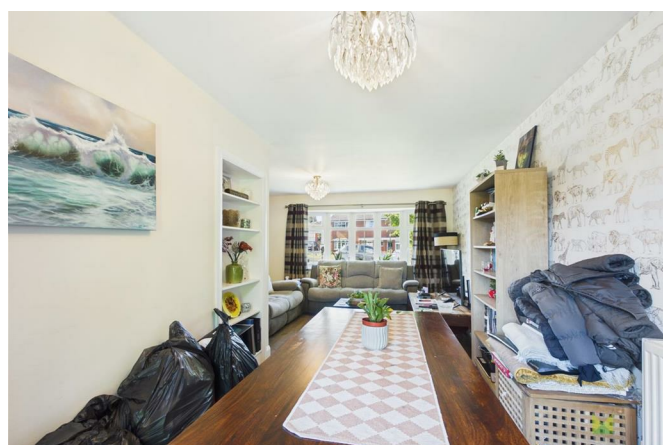
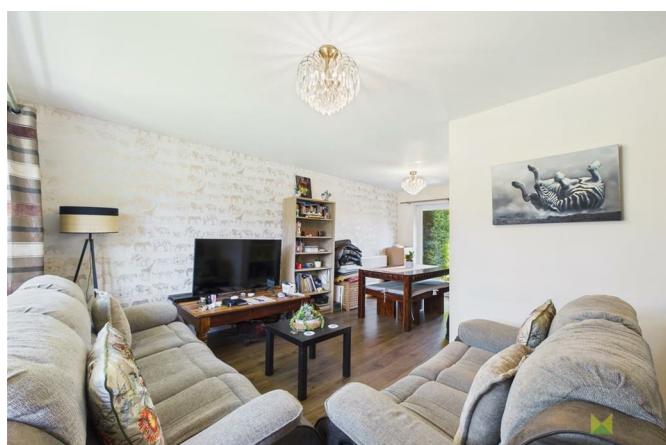
# 28 Bridge Way Shawbury Shrewsbury SY4 4PG



**3 Bedroom House - Detached**  
**Offers In The Region Of £275,000**

## The features

- PERFECT FOR GROWING FAMILY
- ENVIABLE VILLAGE LOCATION WITH GREAT AMENITIES
- REFITTED KITCHEN
- ENCLOSED REAR GARDEN, GARAGE AND PARKING
- EXCELLENT 3 BEDROOM DETACHED HOME
- RECEPTION HALL, GOOD SIZED LOUNGE/DINING ROOM
- 3 BEDROOMS AND BATHROOM
- EARLY VIEWING RECOMMENDED



\*\*\* MODERN 3 BEDROOM DETACHED HOME - ENVIABLE VILLAGE \*\*\*

An opportunity to purchase this 3 bedroom detached home - perfect for a growing family or those looking to downsize.

Occupying an enviable cul de sac location on this popular development on the edge of this sought after village, ideal for commuters with ease of access to Shrewsbury, Telford and The Potteries. The village is totally self sufficient with an excellent range of amenities including school and doctors.

The accommodation briefly comprises Reception Hall, good sized Lounge/Dining Room, attractive re-fitted Kitchen, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Viewing recommended.

## Property details

### LOCATION

Occupying an enviable cul de sac location on this popular development on the edge of this sought after village, ideal for commuters with ease of access to Shrewsbury, Telford and The Potteries. The village is totally self sufficient with an excellent range of amenities including school and doctors.

### LOUNGE/DINING ROOM

With wooden style flooring, two radiators, large UPVC double glazed window to front, French doors to rear garden, built in shelving unit and door leading to;

### KITCHEN

Attractively refitted with range of contemporary grey high gloss fronted units incorporating 1 ½ drainer sink unit set into base cupboard, further range of matching base units comprising cupboards and drawers with work surfaces over, built in single oven with four ring electric hob and extractor hood over, space for fridge freezer and washing machine. Tiled splash backs, Matching range of eye level wall units, housing Gas central heating boiler. Large under stairs storage cupboard, wooden style flooring, radiator, UPVC double glazed window overlooking the garden and UPVC door to side.

### FIRST FLOOR LANDING

Stairs from entrance hall leads to First Floor Landing with loft access and UPVC double glazed window to side.

### BEDROOM 1

With UPVC double glazed window to front and radiator.

### BEDROOM 2

With UPVC double glazed window to rear, single wardrobe and radiator

### BEDROOM 3

With UPVC double glazed window to front and radiator.

### BATHROOM

Attractive refitted with a modern white suite comprising panelled bath with glass side screen and mixer shower unit, low flush WC and wash hand basin set into vanity unit. Partly tiled walls and window to rear. Airing cupboard with shelving.

### OUTSIDE

The property is accessed off from Bridge Way with a driveway in front of the property providing parking for several cars and leads to GARAGE. The front garden is laid to lawn. Side access leads to the good

sized, enclosed rear garden which is laid to a decked sun terrace area immediately adjacent to the Lounge/Dining Room, leading up to extensive lawned area. Fully enclosed with fencing and hedging offering 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 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 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.

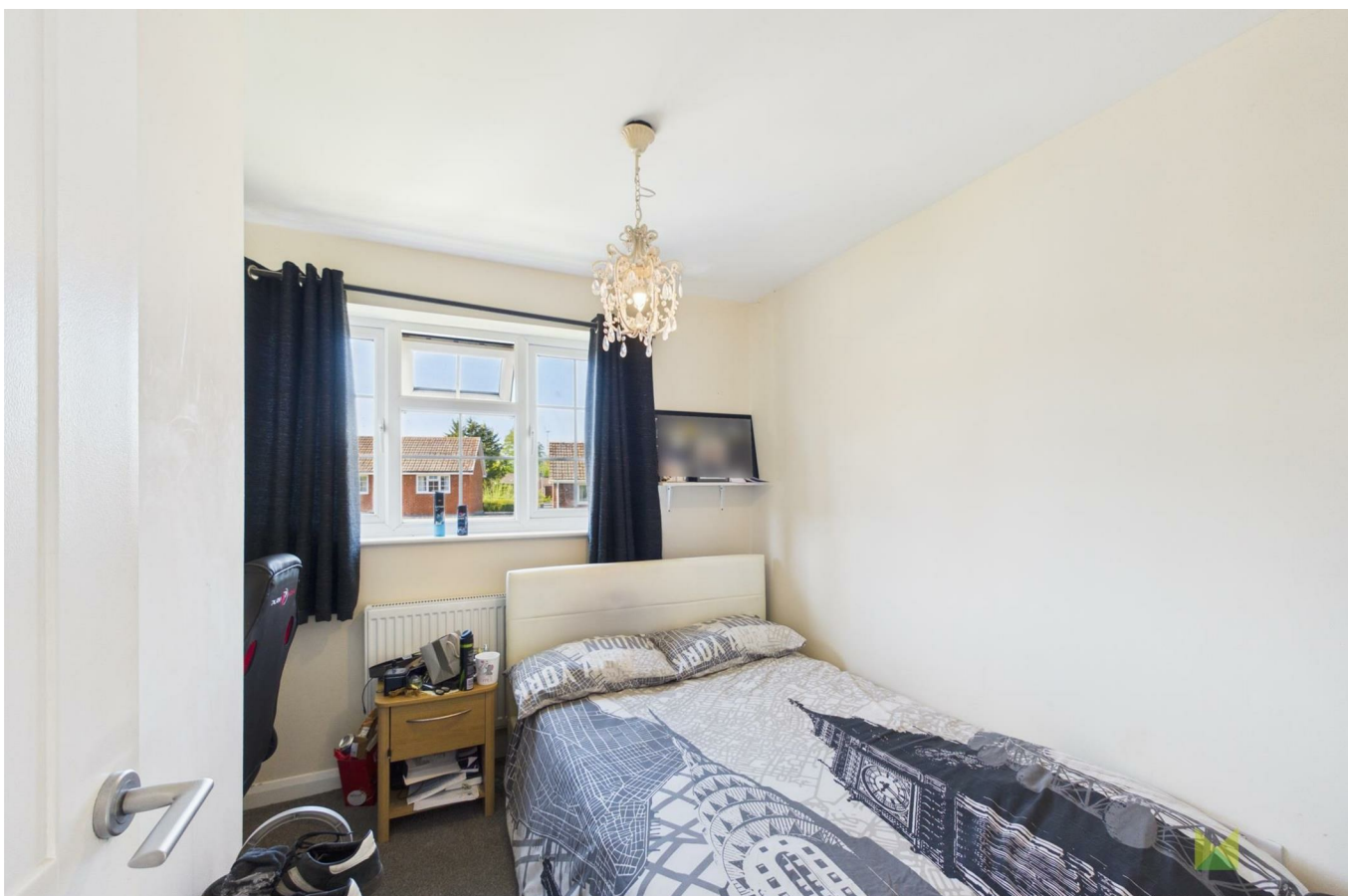
#### NEED TO CONTACT US

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



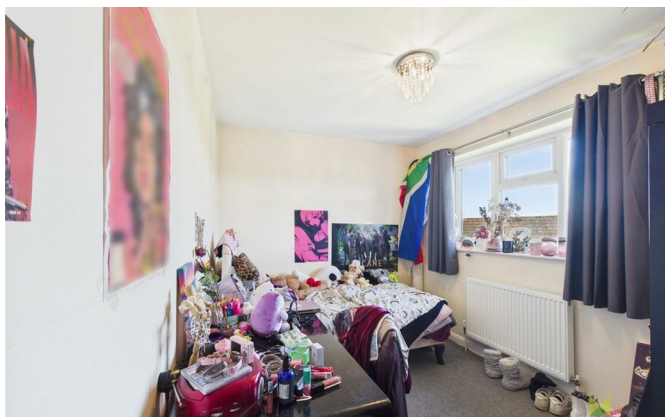


MONKS



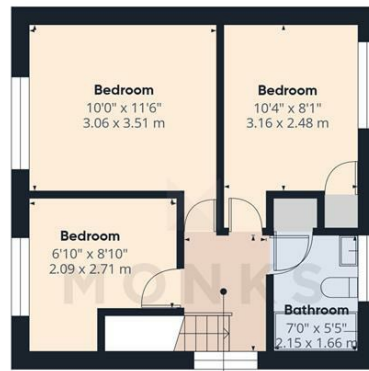
## 28 Bridge Way, Shawbury, Shrewsbury, SY4 4PG.

3 Bedroom House - Detached  
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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
755 ft<sup>2</sup>  
70.3 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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## 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	

### 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	

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- 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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