

29 Mytton Lane Shawbury Shrewsbury SY4 4JE



3 Bedroom House - Semi-Detached
Offers In The Region Of £310,000

The features

- SET IN LARGE GARDENS BORDERED BY FARMLAND
- MUCH IMPROVED ACCOMMODATION
- UTILITY ROOM AND SHOWER ROOM
- DRIVEWAY WITH PARKING
- EPC RATING TBC
- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- LOUNGE WITH LOG BURNER, KITCHEN/DINING ROOM
- 3 GENEROUS BEDROOMS AND FAMILY BATHROOM
- VIEWING HIGHLY RECOMMENDED.



*** 3 BEDROOM HOME WITH LARGE GARDEN AND RURAL VIEWS ***

An excellent opportunity to purchase this impressive 3 bedroom semi detached house which has been extended and improved to offer spacious accommodation - perfect for a growing family, those who love to entertain and those who have hobbies/crafts interest.

Occupying an enviable position on the edge of this much sought after, self sufficient village, ideally placed for amenities and ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge with log burner, light and airy Kitchen/Dining Room, Utility, ground floor Shower Room, 3 generous sized Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing and fabulous sized garden with two large storage sheds/workshops and bordered by open farmland with lovely rural views.

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable position on the edge of this much sought after, self sufficient village, ideally placed for amenities and ease of access to the A5/M54 motorway network.

RECEPTION HALL

Covered entrance with door opening to Reception Hall, window to the side, radiator.

LOUNGE

A good sized room with bay window overlooking the front, chimney breast housing cast iron log burner, radiator.

KITCHEN/DINING ROOM

A lovely light room which has been opened up to provide great space for a growing family and those who love to entertain.

Dining area having patio doors leading into the garden, radiator, tiled flooring and peninsular divide to the Kitchen which is attractively fitted with a range of white fronted shaker style units incorporating one and a half drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with wooden work surfaces over and having integrated dishwasher and recess for a range style cooker with extractor hood over. Window overlooking the side, wooden flooring throughout, door to

UTILITY ROOM

with double base cupboard, wooden work surfaces and additional storage unit with space beneath for range of appliances, window to the side, radiator and boiler

SHOWER ROOM

with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, tiled flooring and window to the rear.

BEDROOM 1

A lovely light room with window to the rear, wooden flooring, built in wardrobes and radiator.

BEDROOM 2

Another generous double bedroom with built in wardrobes, radiator and window to front

BEDROOM 3

Window to front

BATHROOM

with suite comprising panelled bath with direct mixer shower unit with drench head over, wash hand basin and WC, complementary tiled surrounds, heated towel rail and window to the rear.

OUTSIDE

The property occupies an enviable cul de sac location

approached over driveway with parking and screened from the road by fencing and specimen trees.

Side pedestrian access leads to the excellent sized Rear Garden which has a large paved sun terrace, good sized lawn with flower and shrub beds and raised decked terrace.

There are two large Stores/Workshops which would make ideal home office/hobbies/crafts rooms. The garden is enclosed with wooden fencing and is bordered to the rear by open farmland with a lovely rural backdrop.

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 B - 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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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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