

15 Wessex Close Shawbury Shrewsbury SY4 4RZ



3 Bedroom House - Detached
Offers In The Region Of £325,000

The features

- EXCELLENT 3 BEDROOM DETACHED HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- LOVELY ESTABLISHED GARDENS
- ENVIABLE LOCATION ON THE EDGE OF POPULAR VILLAGE
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- EPC RATING B



*** DOUBLE FRONTED 3 BEDROOM DETACHED HOUSE WITH GARAGE ***

An excellent opportunity to purchase this immaculately presented, 3 bedroom double fronted detached home set in a lovely plot with private walled garden.

Occupying an enviable position on the edge of this sought after and self sufficient village ideally placed for commuters with ease of access to the A5/M54 motorway network. There are good facilities on hand including shops, schools, doctors, church and recreational facilities.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Kitchen/Dining Room with range of appliances, Utility Room, Principal Bedroom with en suite Shower Room, 2 further Bedrooms and family Bathroom.

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

Viewing highly recommended.

Property details

LOCATION

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RECEPTION HALL

Covered entrance with door to Reception Hall, tiled floor, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, radiator.

LOUNGE

A lovely light room with windows to two elevations, media point, radiator.

KITCHEN/DINING ROOM

Dining Area with window to the side and double opening French doors to the rear garden, radiator.

The Kitchen is attractively fitted with range of cream high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels. inset 4 ring hob with extractor hood over and double oven and grill beneath, tiled surrounds and matching eye level wall units, window overlooking the garden, tiled flooring throughout.

UTILITY ROOM

with continuation of units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and washing machine space, eye level wall units and door to the side.

FIRST FLOOR LANDING

From the Reception hall staircase leads to the First Floor Landing and window to the front, off which lead

PRINCIPAL BEDROOM

A lovely light room with windows to two elevations, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator.

BEDROOM 2

A double room with window to the front, radiator.

BEDROOM 3

A good sized 3rd room with windows to two elevations, radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door power and lighting. The Front Garden is laid mainly to lawn with flower and shrub beds, side pedestrian access leads around to the excellent sized rear garden which offers a good level of privacy being walled and laid mainly to lawn with beautifully established flower, shrub and herbaceous beds with inset specimen trees. Paved sun terrace.

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 D - 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[®]
895 ft²
83.2 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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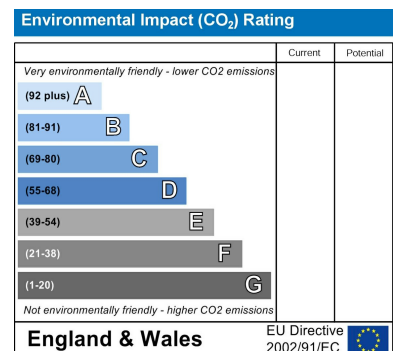
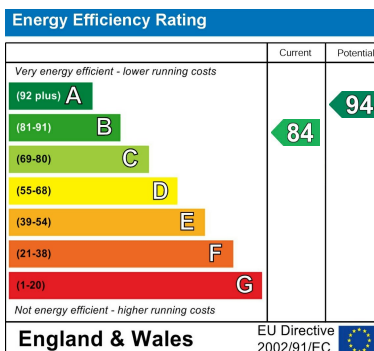
Wem office

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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



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