

2 Park Avenue Shawbury Shrewsbury SY4 4JZ



2 Bedroom House - Semi-Detached
Offers In Excess Of £200,000

The features

- BEAUTIFULLY PRESENTED 2 BEDROOM SEMI DETACHED HOUSE
- HAVING UNDERGONE MODERNISATION
- HALL, LOUNGE/DINING ROOM, CLOAKROOM
- 2 DOUBLE BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE VILLAGE LOCATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- RE-FITTED KITCHEN/BREAKFAST ROOM WITH OVEN AND HOB
- GOOD SIZED ENCLOSED REAR GARDEN
- EPC RATING C



*** IMMACULATE AND IMPROVED 2 BEDROOM SEMI ***

An excellent opportunity to purchase this much improved and renovated 2 bedroom semi detached house which is immaculately presented and perfect for a first time buyer or investor.

Occupying an enviable position in the heart of this popular North Shropshire village which boasts an excellent range of amenities including supermarket, school, doctors, restaurants/public houses, recreational facilities and regular bus to the Town. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Utility, Cloakroom, 2 generous double Bedrooms, Bathroom.

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

The property is currently also used as a profitable B&B business.

Viewing highly recommended and offered for sale with no upward chain.

Property details

LOCATION

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RECEPTION HALL

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

LOUNGE/DINING ROOM

with window to the front, fire surround with contemporary living flame ornamental fire, media point, radiator.

KITCHEN/BREAKFAST ROOM

Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor over and oven and grill beneath, tiled surrounds and matching eye level wall units, breakfast bar area, space for fridge/freezer and useful pantry cupboard. Window overlooking the rear garden, radiator.

UTILITY ROOM

with base cupboard and work surface having space beneath for washing machine, window to the side and door to garden.

CLOAKROOM

with WC and wash hand basin set into vanity with storage, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side, access to roof space and off which lead

BEDROOM 1

A generous double room with window overlooking the front with pleasant open aspect, built in wardrobe, radiator.

BEDROOM 2

A double room with window to the rear, built in storage, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is set back from the road and approached over pathway and screened with hedging with lawned area. Side pedestrian access leads to the good sized rear garden which has been paved for ease of maintenance and enclosed with wooden fencing.

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 A - 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.

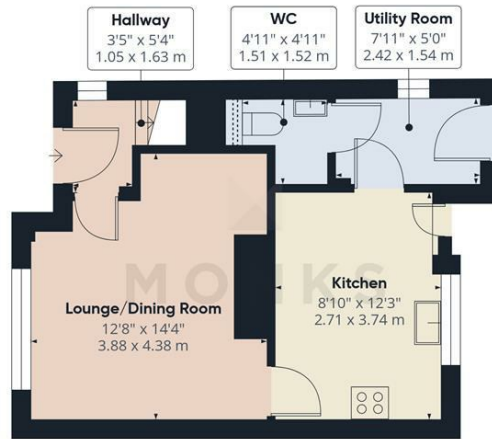
NEED TO CONTACT US

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

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Floor 0



Floor 1



Approximate total area⁽¹⁾
681 ft²
63.3 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		84
(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 (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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.