

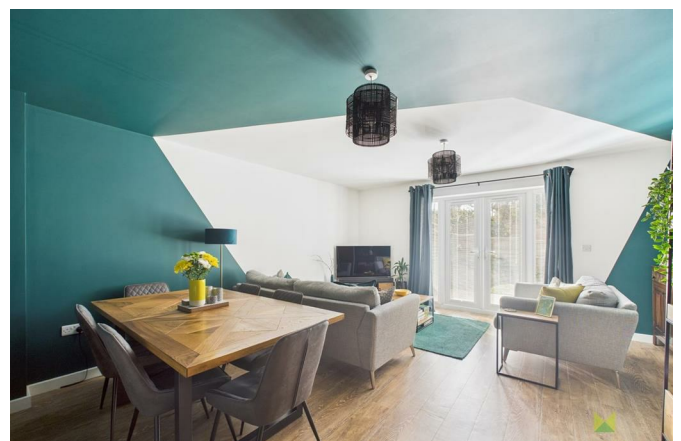
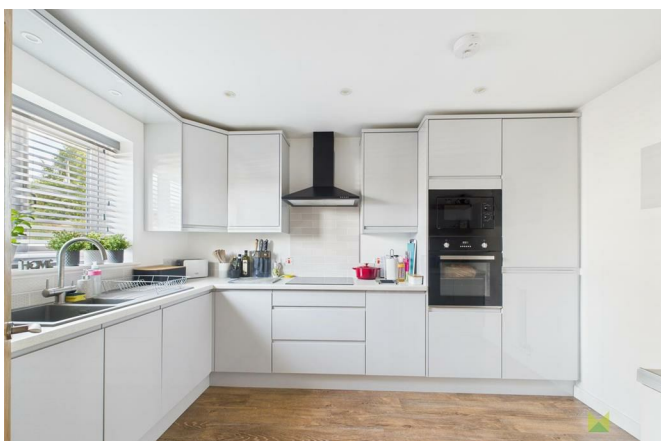
2 Red Castle Court Harmer Hill Shrewsbury SY4 3EB



3 Bedroom House - Semi-Detached
Offers In The Region Of £298,000

The features

- IMMACULATELY PRESENTED 3 BEDROOM HOME
- PERFECT FOR FIRST TIME BUYER OR GROWING FAMILY
- ATTRACTIVE FITTED KITCHEN WITH RANGE OF APPLIANCES
- 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE VILLAGE LOCATION
- RECEPTION HALL WITH CLOAKROOM, LOUNGE/DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING, GARAGE AND ENCLOSED REAR GARDEN
- EPC RATING B



*** IMPRESSIVE 3 BEDROOM SEMI DETACHED HOUSE ***

An excellent opportunity to purchase this immaculately presented, 3 bedroom semi detached home recently constructed by a reputable local developer and finished to a high standard of specification - perfect for first time buyer, growing family or those looking to downsize.

Occupying an enviable position in the heart of this popular North Shropshire village of Harmer Hill which boasts a public house/restaurant, active village hall and lovely countryside walks. For commuters there is ease of access to the A5/M54 motorway network.

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

The property has the benefit of high energy insulation, gas central heating, double glazing, driveway with parking for several cars, garage and enclosed rear garden.

There are four years remaining of the NHBC warranty.

Viewing highly recommended.

Property details

LOCATION

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RECEPTION HALL

Covered entrance with composite door opening to Reception Hall with radiator and karndean flooring.

LOUNGE/DINING ROOM

A well appointed room with double opening French doors leading onto the rear garden, useful understairs storage cupboard, media point, radiators and karndean flooring..

KITCHEN

Attractively fitted with range of soft grey high gloss 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 range of integrated appliances with fascia panels including dishwasher, washing/dryer and fridge freezer. Inset 4 ring induction hob with extractor hood over, cutlery and pan drawers beneath and eye level oven, grill and microwave with storage above and below. Matching eye level wall units, recessed ceiling lights, window to the front, radiator and karndean flooring.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to the roof space which has been boarded out.

PRINCIPAL BEDROOM

with two windows overlooking the front with pleasant aspect to the side, range of fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

with shower cubicle, wash hand basin set into vanity with storage beneath and WC. Heated towel rail.

BEDROOM 2

a generous sized double room with window to the rear, radiator.

BEDROOM 3

with window to the rear, radiator.

BATHROOM

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

OUTSIDE

The property is approached over a private driveway (shared with the neighbour) to a good sized parking and gravelled area providing parking for up to 4 cars and leading to the Garage (internal dimensions 5.33m x 2.69m) with up and over door, power and lighting. The garage has been built with strong foundations, offering potential for an above garage extension (subject to planning permission). Personal door to the garden.

Side pedestrian access leads around to the Rear Garden which has a good sized paved sun terrace and lawn area with raised flower and shrub beds. Enclosed with wooden fencing, outside light points.

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](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

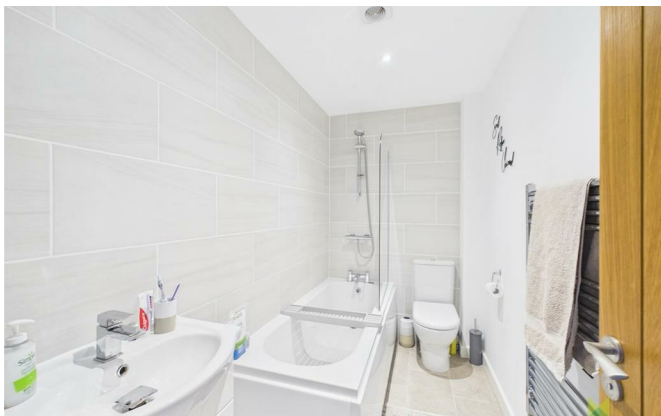
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

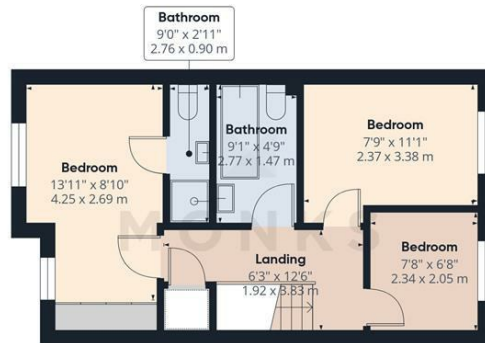
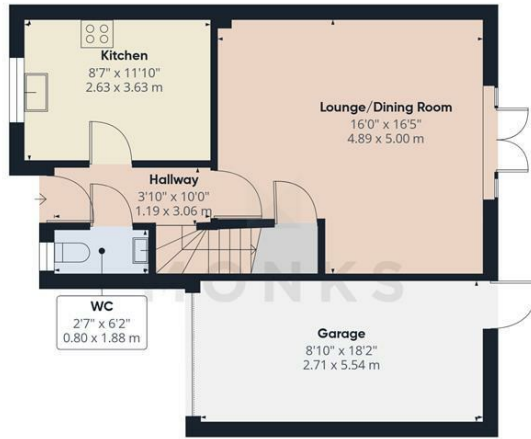
NEED TO CONTACT US

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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Approximate total area[®]
988 ft²
91.7 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		95
(81-91) B		83
(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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- 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.
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