

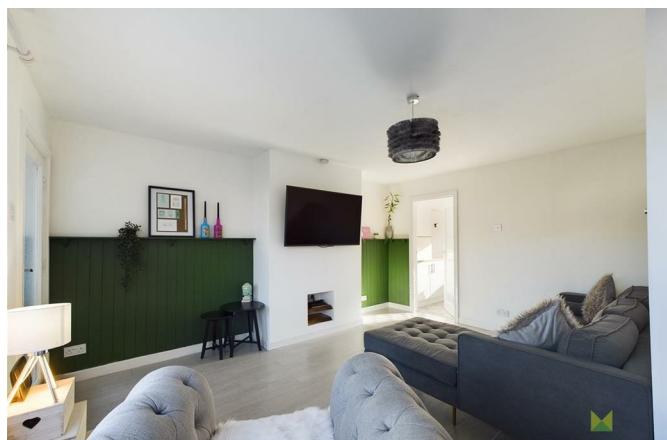
54 Ashfields Road Shrewsbury SY1 3SD



4 Bedroom House - Semi-Detached
Offers In The Region Of £285,000

The features

- FABULOUS SEMI DETACHED HOUSE
- SPACIOUS LOUNGE
- GROUND FLOOR BEDROOM AND SHOWER ROOM
- 3 FURTHER BEDROOMS AND BATHROOM
- SOUGHT AFTER LOCATION
- MUCH IMPROVED - VIEWING ESSENTIAL
- STUNNING RE-FITTED KITCHEN/BREAKFAST ROOM
- FLEXIBILITY OF LIVING ACCOMMODATION
- SOUTH FACING GARDEN



*** IMPRESSIVE AND EXTENDED SEMI DETACHED HOUSE ***

This immaculately presented and extended home has been greatly enhanced by the current owners and truly must be viewed to be fully appreciated.

Occupying an enviable position on this much sought after residential location with excellent facilities and ease of access to the A5/M54 motorway network.

Perfect for today's modern lifestyle and ideal for those who work from home, growing family or dependent relative.

Gas central heating and double glazing, Lounge, beautiful re-fitted Kitchen/Breakfast Room, Utility Room, Ground Floor Bedroom/Home Office/Family Room and adjoining Shower Room. On the First Floor are 3 Bedrooms and Bathroom.

Garage, ample parking and lovely enclosed South facing rear Garden.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position on this much sought after residential development perfect for commuters with ease of access to the A5/M54 motorway network. For families Heath Farm has the most fabulous countryside walks on the door step, children's playing field, schools, supermarket, shops, restaurants and public houses and churches.

ENTRANCE VESTIBULE

A good sized entrance area with wooden effect flooring, door to

LOUNGE

A lovely light room with window overlooking the front. Chimney breast with wooden panelled recesses to either side and wall mounted media point, useful under stairs storage recess, radiator.

STUNNING RE-FITTED KITCHEN/DINING ROOM

Again a lovely light room fitted with white fronted shaker style units incorporating deep glazed sink with mixer taps set into base cupboard. Further range of matching cupboards and drawers with worksurfaces over and having space and point for cooker with extractor hood over, integrated dishwasher and tall fridge freezer both with matching fascia panels. Built in wine cooler and large breakfast bar area with picture window behind with outlooks over the garden. Complementary wall and floor tiling, radiator. Door to

REAR ENTRANCE

With tiled floor, personal door to the garden and doors to

BEDROOM/FAMILY ROOM/HOME OFFICE

A great multi purpose room with double opening French doors leading onto the rear garden, wooden effect flooring, radiator.

SHOWER ROOM

With fully tiled shower cubicle, wash hand basin and WC. Tiled flooring, radiator.

UTILITY ROOM

With base unit and worksurface extending to the side with space for washing machine. Tiled flooring, door to Garage and door to the front.

FIRST FLOOR LANDING

Enclosed staircase leads to the First Floor Landing with access to roof space and off which lead

BEDROOM 1

A good sized room with window to the front, built in wardrobe, radiator.

BEDROOM 2

With window to the rear, radiator.

BEDROOM 3

With window to the side, radiator.

FAMILY 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 approached over block paved driveway with parking for several cars and leading to the Garage with power and lighting and personal door to the Utility. The Rear Garden is a particular feature of the property being South facing and having an excellent paved sun terrace running across the width of the house with part covered pergola - the perfect outdoor entertaining spot. The remainder of the garden is laid to lawn with flower beds 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 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 'My Simple Mortgage' 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

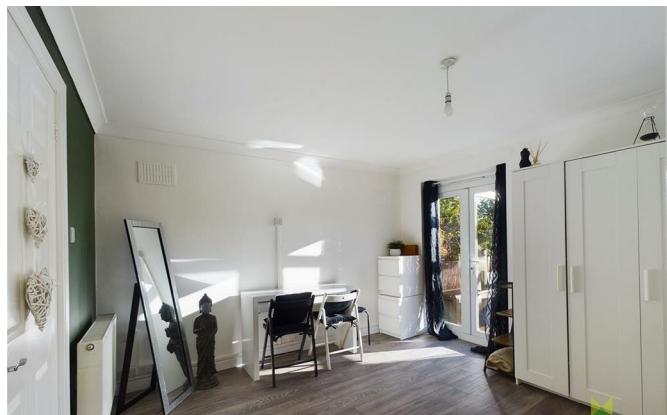
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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

54 Ashfields Road, Shrewsbury, SY1 3SD.

4 Bedroom House - Semi-Detached
Offers In The Region Of £285,000





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Get in touch

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Click. www.monks.co.uk

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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		77
(81-91) B	66	
(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.
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