

8 Jubilee Tree Houses Yorton Shrewsbury SY4 3ER



4 Bedroom House
Guide Price £265,000

The features

- GENEROUS PLOT WITH SCOPE TO EXTEND
- COUNTRYSIDE VIEWS TO BOTH ASPECTS
- EXCITING RENOVATION PROJECT
- LARGE REAR GARDEN
- NEARBY TO YORTON TRAIN STATION
- FOUR BEDROOMS
- TWO BATHROOMS
- KITCHEN/DINING ROOM AND LIVING ROOM
- CHARMING SEMI-RURAL HAMLET
- EPC E



*** SEMI DETACHED HOME WITH EXCELLENT SCOPE TO EXTEND AND IDYLC COUNTRYSIDE VIEWS ***

An exciting opportunity to acquire a three/four bedroom semi detached home occupying a generous plot with front and rear countryside views. The property currently offers generous proportions and having served as a long standing family home, now offers excellent potential for modernisation and even extension, subject to the relevant planning consents.

Occupying an enviable position on the edge of this desirable North Shropshire hamlet ideal for commuters with ease of access to the A49/A5/M54 motorway network.

The accommodation in brief comprises Reception Hall, Living Room, Kitchen/Dining Room, internal lobby, Ground floor Bedroom with Wet Room. Upstairs are Three Bedrooms, one of which currently serving as a kitchenette, along with a Bathroom.

The property has gas central heating, driveway with ample parking, double Garage/Workshop and lovely South/West facing Garden bordered by open farmland.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable location in this much sought after North Shropshire village, ideally placed for commuters with the Railway Station which has links to Shrewsbury, Crewe and London. Yorton itself has a Church and is a short distance into the village of Clive which boasts a primary school, doctors, church, active village hub and hall. There are beautiful walks on the doorstep including the famous Grinshill.

RECEPTION HALLWAY

The double width hallway gives access to the ground floor accommodation.

LIVING ROOM

With large picture window to the front and central fireplace.

KITCHEN/DINING ROOM

Range of base units with single drainer stainless steel sink and space for free-standing appliances. Gas fire with back boiler and door to the

INNER LOBBY

CLOAK ROOM

With low level flush WC and window to the rear.

GROUND FLOOR BEDROOM

A versatile room with window to the front and door opening into

WET ROOM

With suite comprising with electric shower, low level WC and wash hand basin.

UTILITY ROOM

Accessed externally with electricity and space for washing appliances.

FIRST FLOOR LANDING

BEDROOM ONE

A double bedroom with window to the front and far reaching views over countryside fields.

BEDROOM TWO

Another double bedroom with window to the rear.

BEDROOM THREE

A single bedroom, currently utilized as a kitchenette, with window to the front.

SHOWER ROOM

With suite comprising large shower cubicle, low level flush WC and wash hand basin. Window to the rear.

OUTSIDE

Approached over hardstanding the driveway provides parking for a number of vehicles in front of a detached double garage/workshop.

The property is set back from the road in an elevated position with front garden and delightful open aspect. The generous rear garden is mainly laid to lawn and offers wonderful potential.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity, gas and drainage 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](https://monks.co.uk/buy/mortgage-calculator/) 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

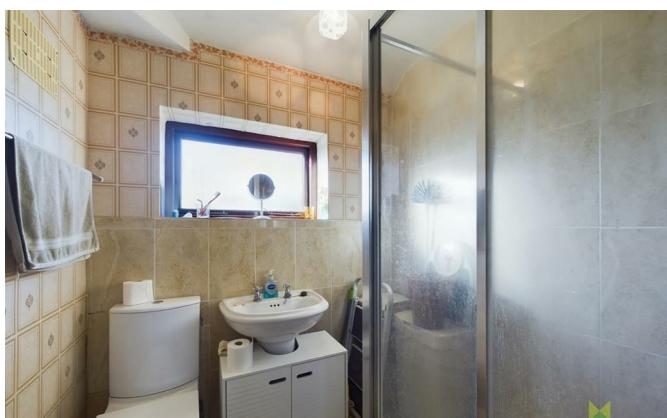
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

8 Jubilee Tree Houses, Yorton, Shrewsbury, SY4 3ER.

4 Bedroom House
Guide Price £265,000





Floor 0 Building 1



Floor 1 Building 1

MONKS

Approximate total area⁽¹⁾

1252.38 ft²

116.35 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01939 234368
Email. info@monks.co.uk
Click. www.monks.co.uk

Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

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 | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 53 | |
| (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 | |

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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.