

71 Bridge Way Shawbury Shrewsbury SY4 4PG



3 Bedroom House - Detached
Guide Price £280,000

The features

- WELL MAINTAINED 3 BEDROOM DETACHED HOUSE
- IDEALLY PLACED FOR COMMUTERS
- LOVELY THROUGH LOUNGE/DINING ROOM, CONSERVATORY
- 3 BEDROOMS AND RE-FITTED BATHROOM
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE CUL DE SAC LOCATION IN POPULAR VILLAGE
- RECEPTION HALL WITH SHOWER ROOM
- KITCHEN WITH OVEN AND HOB
- DELIGHTFUL WELL STOCKED GARDENS
- EPC RATING B



*** LOVELY, IMPROVED 3 BEDROOM DETACHED HOUSE ***

An attractively presented and improved 3 bedroom detached home, perfect for a growing family.

Set in a lovely cul de sac position on the edge of this much sought after self sufficient village, ideal for commuters with ease of access to Shrewsbury, Telford and The Potteries.

The accommodation briefly comprises Reception Hall, Shower Room, through Lounge/Dining Room, Conservatory, Kitchen with oven and hob, 3 Bedrooms and re fitted Bathroom.

The property has the benefit of driveway with parking, gas central heating, solar panels, double glazing, well stocked front and rear gardens and large garden store.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular village on the North Eastern edge of the Town with ease of access to the A5/M54 motorway network, Shrewsbury, Telford, Market Drayton and The Potteries.

Shawbury boasts an excellent range of amenities including supermarket, post office, restaurants/takeaways, hairdresser, doctors and school along with a regular bus service to the Town Centre.

RECEPTION HALL

With covered entrance and replacement composite door with side screen to Reception Hall with radiator.

SHOWER ROOM

A well appointed room with suite comprising fully tiled shower cubicle with direct mixer shower and drench head, wash hand basin set into vanity with storage beneath and back lit wall mirror over, WC. Complementary tiled surrounds, heated towel rail, window to the front.

THROUGH LOUNGE/DINING ROOM

A lovely through room with bay window to the front, ornamental fire surround with point for electric fire, media point, radiator. Wooden flooring to the dining area which has sliding patio doors leading to the

CONSERVATORY

Being of brick and sealed unit double glazed construction, power and lighting and double opening French doors to the garden.

KITCHEN

Fitted with range of cream fronted high gloss units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space beneath for dish washer and washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching range of eye level wall units, useful walk in pantry cupboard, gas boiler and radiator. Window and door to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side and access to roof space.

BEDROOM 1

With window to the front, excellent range of fitted wardrobes with floor to ceiling sliding doors, radiator.

BEDROOM 2

Having window to the rear, built in storage cupboard, radiator.

BEDROOM 3

having window to the front, radiator.

BATHROOM

With suite comprising panelled bath with electric shower unit over and attractive tiled surround, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, airing cupboard, window to the rear.

OUTSIDE

The property is approached over driveway which provides parking with the front garden being laid to lawn with well stocked flower and shrub beds. Side pedestrian access leads to the lovely enclosed rear garden, which is laid to lawn with an abundance of well stocked flower, shrub and herbaceous beds and vegetable section. Large brick garden store (former Garage) which makes a useful workshop or could be converted to provide a home office or garden room.

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, gas, electricity and drainage 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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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		
(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 (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	

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