

Byways Wem Road Shawbury Shrewsbury SY4 4NW



3 Bedroom House
Offers In The Region Of £265,000

The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- ENVIABLE VILLAGE LOCATION CLOSE TO AMENITIES
- RECEPTION HALL, THROUGH LOUNGE/DINING ROOM WITH LOG BURNER
- 3 BEDROOMS AND SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED
- GOOD SIZED WALLED GARDEN
- PERFECT FOR A GROWING FAMILY
- KITCHEN, REAR HALL AND CLOAKROOM
- DRIVEWAY WITH PARKING AND GARAGE
- EPC RATING C



***** SPACIOUS SEMI IN ENVIABLE VILLAGE LOCATION *****

An excellent opportunity to purchase this well maintained, 3 bedroom semi detached house which is sat in a delightful private walled garden - perfect for a growing family.

Occupying an enviable position in the heart of this popular self sufficient village which boasts a range of amenities and for commuters ease of access to Shrewsbury, Telford and The Potteries.

The accommodation briefly comprises Entrance Porch, Reception Hall, through Lounge/Dining Room with feature log burner, Kitchen, Cloakroom, Rear Hall, Garage with Utility Section, 3 Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and lovely walled rear garden which offers a great level of privacy.

Viewing recommended.

Property details

LOCATION

Occupying an enviable position in the heart of this popular self sufficient village which boasts a range of amenities and for commuters ease of access to Shrewsbury, Telford and The Potteries.

ENTRANCE PORCH

Sealed unit double glazed door opens to useful Porch/Boot area with radiator and window to the front. Door to

RECEPTION HALL

with radiator.

THROUGH LOUNGE/DINING ROOM

A generous sized room naturally well lit.

The Lounge has window overlooking the front, chimney breast housing cast iron log burner set onto hearth, media point, radiator.

Dining Area with double opening French doors leading onto the rear garden, radiator. Wooden effect flooring throughout.

KITCHEN

Attractively fitted with range of wooden fronted units incorporating one and half bowl single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel, recess with Range style cooker, tiled surrounds and matching eye level wall units. useful understairs pantry cupboard, window overlooking the garden and door to

REAR ENTRANCE HALL

with access to the front, personal door to Garage and

CLOAKROOM

with WC and wash hand basin, window to the rear, radiator.

FIRST FLOOR LANDING

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

BEDROOM 1

A good sized double room with window to the front, radiator.

BEDROOM 2

Another double room with window to the rear, radiator.

BEDROOM 3

with window to the side, fitted bed base with storage, radiator.

SHOWER ROOM

Fitted with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator and window to the rear.

OUTSIDE

The property is set back from the road and approached over driveway with parking for several cars and leading to the GARAGE with up and over door, power and lighting and personal door to the rear. There is a Utility Section with plumbing for washing machine and space for tumble dryer, fridge/freezer etc.

To the Rear is a lovely private enclosed Garden which is laid to large paved sun terrace and lawn with flower and shrub borders and inset specimen trees. Enclosed with walling and fencing and providing a great level of privacy.

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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Get in touch

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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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