

# 18 Farmlodge Lane Shrewsbury SY1 3ST



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

## The features

- IMMACULATELY PRESENTED 3 BEDROOM HOME
- PERFECT FIRST TIME BUYER OR MOVING ON UP
- RECEPTION HALL WITH CLOAKROOM
- BEDROOM WITH EN SUITE SHOWER
- DRIVEWAY WITH PARKING, GARAGE AND GOOD SIZED GARDEN
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZED LOUNGE/DINING ROOM AND KITCHEN
- 2 FURTHER BEDROOMS AND BATHROOM
- EPC RATING D



\*\*\* EXCELLENT 3 BEDROOM HOME IN ENVIABLE LOCATION \*\*\*

\*\*\* NO UPWARD CHAIN \*\*\*

An opportunity to purchase this immaculately presented 3 bedroom house perfect for first time buyer or a growing family and offered for sale with no upward chain.

Occupying an enviable position in this much sought after location, a short stroll from local amenities and the Town Centre. 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, re-fitted Kitchen/Breakfast Room, Principal Bedroom with en suite Shower, 2 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, Garage and good sized rear garden.

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position in this much sought after location, a short stroll from local amenities and the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall with wooden effect flooring, radiator.

### CLOAKROOM

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

### LOUNGE/DINING ROOM

A good sized room with window and double opening French doors leading to the garden, wooden fire surround housing ornamental fire, media point, wooden effect floor covering, radiator. Useful storage cupboard.

### KITCHEN/BREAKFAST ROOM

with range of white high gloss fronted units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having space for appliances. Tiled surrounds and eye level wall units. Bay window to the front, radiator.

### FIRST FLOOR LANDING

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

### PRINCIPAL BEDROOM

with window overlooking the front, excellent range of fitted bedroom furniture, radiator. Opening to

### EN SUITE SHOWER

with shower cubicle and wash hand basin, radiator. Door to airing cupboard.

### BEDROOM 2

A generous double room with window to the rear, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator.

### OUTSIDE

The property is approached over driveway with parking for two cars and leading to the Garage with

up and over door, power and lighting point.

The Front Garden is laid to lawn with inset specimen tree. The Rear Garden is of a good size being laid to large paved sun terrace and excellent lawn with flower and shrub beds, enclosed with wooden fencing. Timber garden shed.

### 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 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

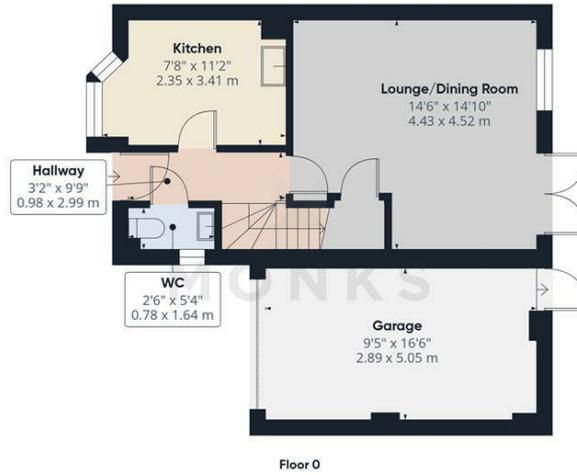
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

## 18 Farmlodge Lane, Shrewsbury, SY1 3ST.

3 Bedroom House

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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
849 ft<sup>2</sup>  
78.8 m<sup>2</sup>

(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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## Get in touch

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## Shrewsbury office

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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 |                         |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |   |
| <b>England &amp; Wales</b>                                      | 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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