

2 Stonehouse Close Nesscliffe Shrewsbury SY4 1FH



3 Bedroom House - Semi-Detached
Offers In The Region Of £240,000

The features

- BEAUTIFULLY PRESENTED 3 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL WITH CLOAKROOM
- 3 BEDROOMS AND BATHROOM
- HIGH ENERGY EFFICIENCY AND SOLAR PANELS
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE VILLAGE LOCATION WITH GOOD FACILITIES
- GOOD SIZED LOUNGE/DINING ROOM AND ATTRACTIVE KITCHEN/BREAKFAST ROOM
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- ENVIABLE VILLAGE LOCATION
- EPC B



***** IMPRESSIVE 3 BEDROOM SEMI DETACHED PROPERTY *****

An excellent opportunity to purchase this immaculately presented, 3 bedroom semi detached house, recently constructed by reputable local developer Shrewsbury Homes - perfect for a first time buyer or growing family.

Occupying an enviable position on the edge of this most sought after village with excellent facilities and ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge/Dining Room, attractively fitted Kitchen/Breakfast Room with appliances, 3 Bedrooms and Bathroom.

The property has the added benefit high energy insulation with solar panels, driveway with parking and good sized enclosed rear garden.

Early viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on this much sought after development on the edge of this popular Village. Nesscliffe has good local facilities including primary school, filling station/general store, restaurant/public house and is ideally placed for commuters with ease of access to the A5/M54 motorway network.

RECEPTION HALL

Covered entrance with door opening to Reception Hall. Tiled flooring.

CLOAKROOM

With WC and wash hand basin, tiled flooring, window to the front.

L-SHAPED LIVING DINING KITCHEN

The Lounge area features double opening French doors leading onto the garden, media point, and oak boarded floor.

Opening through the attractively fitted kitchen with range of units incorporating one and half bowl enamel sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over, plinth lighting beneath and having space for washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath and matching range of eye level wall units, integrated fridge freezer, dishwasher and window to the front.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and useful storage cupboard.

BEDROOM ONE

A good sized double room with window to the rear. Fitted wardrobes with mirror fronted sliding doors, media point. Radiator.

BEDROOM TWO

Another good sized double room with window to the front. Built in double wardrobe. Radiator.

BEDROOM THREE/HOME OFFICE

with window to the rear and radiator.

BATHROOM

With suite comprising panelled bath with mixer taps and shower head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail and window to the front.

OUTSIDE

The property is approached over paved path to the covered front door. The Front Garden is laid to lawn. The attractive Rear Garden has paved sun terrace, lawn and is enclosed with wooden fencing. There is paved parking for two vehicles to the side of the property.

GENERAL INFORMATION

TENURE

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

SERVICE CHARGE

We are advised that there is an annual service charge of £160.00 to maintain the communal green areas and hedging. We would recommend this is verified during pre-contract enquiries.

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 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.

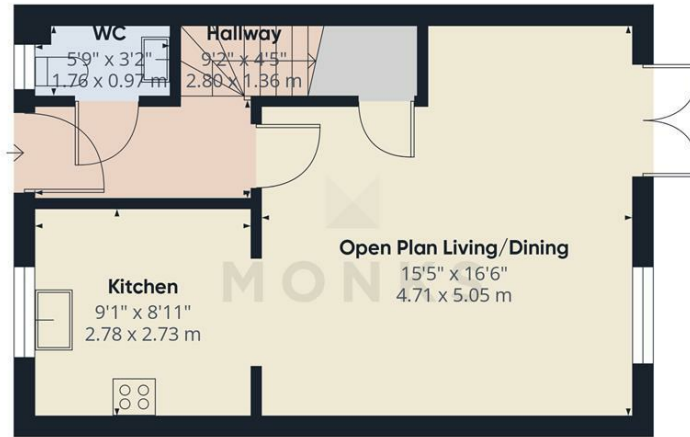
NEED TO CONTACT US

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

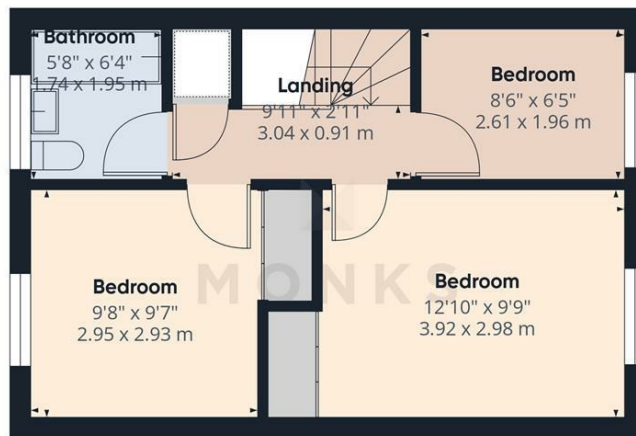
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Floor 0



Floor 1



Approximate total area⁽¹⁾
774 ft²
71.8 m²

(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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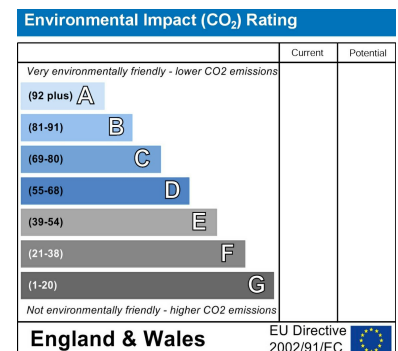
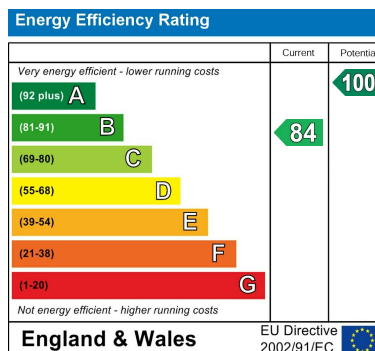
Shrewsbury office

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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



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- 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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