

35 Claverley Road Harlescott Shrewsbury SY1 4QR



3 Bedroom House - Terraced
Offers In The Region Of £189,950

The features

- MATURE 3 BEDROOM MID TERRACE HOUSE
- HALL, LOUNGE, KITCHEN/DINING ROOM, UTILITY STORE
- GOOD SIZED ENCLOSED REAR GARDEN
- PERFECT FOR COMMUTERS WITH EASE OF ACCESS TO THE A5/M54
- NO UPWARD CHAIN.
- ENVIABLE LOCATION WITH OPEN GRASSED AREA TO THE FORE
- 3 GENEROUS BEDROOMS AND BATHROOM
- OFFERING SCOPE FOR IMPROVEMENT
- IDEAL FOR FIRST TIME BUYERS
- EPC RATING TBC



*** 3 BEDROOM HOME WITH NO UPWARD CHAIN ***

An opportunity to purchase this mature 3 bedroom mid terrace home offering some scope for improvement, ideal for first time buyer or investor.

Occupying a pleasant position in this popular location which boasts excellent amenities including shops, schools, supermarkets, doctors, recreational facilities and riverside walks. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly includes Reception Hall, Lounge, Kitchen/Dining Room, Utility store, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, part double glazing, good sized enclosed rear garden.

Offered for sale with no upward chain.

Property details

LOCATION

Occupying a pleasant position in this popular location which boasts excellent amenities including shops, schools, supermarkets, doctors, recreational facilities and riverside walks. For commuters there is ease of access to the A5/M54 motorway network.

ENTRANCE HALL

Double glazed door opening to Entrance with radiator.

LOUNGE

having bow window to the front, fire surround with ornamental fire, media point, radiator. Double opening doors to

KITCHEN/DINING ROOM

Dining area with window to the rear, radiator. The Kitchen is fitted with range of white fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with oven and grill beneath. Splash with range of eye level wall units, space for washing machine and door to

UTILITY STORE

with work surface with storage beneath and space for tumble dryer, window and door to garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space, airing cupboard enclosing gas central heating boiler.

BEDROOM 1

with window to the front, radiator.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the front, radiator.

BATHROOM

with suite comprising shower cubicle, wash hand basin and WC. Tiled surrounds, radiator, windows to the rear.

OUTSIDE

The property is set well back from the road with open space, paved path and garden area to the front. The Rear Garden is of a good size being laid extensively to lawn with flower and shrub beds and enclosed with wooden fencing. Two timber garden sheds.

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 A - 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

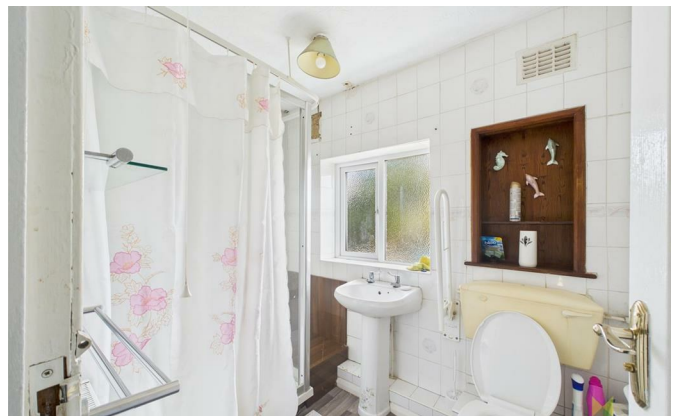
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

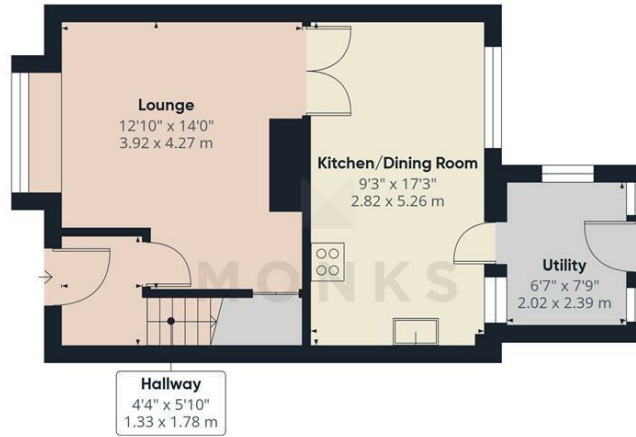
NEED TO CONTACT US

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⁾
809 ft²
75.1 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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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 (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	

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- 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.