

# 47 Racecourse Crescent Shrewsbury SY2 5BW



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £275,000**

## The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- LOUNGE, SITTING/FAMILY ROOM, LARGE CONSERVATORY/DINING ROOM
- 3 GENEROUS BEDROOMS AND REFITTED SHOWER ROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- EPC RATING D
- IMPROVED AND EXTENDED ACCOMMODATION
- GOOD SIZED UTILITY ROOM
- DRIVEWAY WITH AMPLE PARKING
- VIEWING HIGHLY RECOMMENDED



### \*\*\* 3 BEDROOM SEMI IN LARGE GARDEN \*\*\*

An excellent opportunity to purchase this mature 3 bedroom semi detached house which has been extended to provide spacious accommodation - ideal for a growing family and those who love to entertain.

Occupying an enviable position in this much sought after location being a short stroll from local amenities including shops, schools, restaurants/public houses, churches, recreational facilities and the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Sitting/Family Room, large Conservatory/Dining Room, Kitchen, Utility, 3 Bedrooms and Shower Room.

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

Viewing highly recommended.

## Property details

### LOCATION

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### RECEPTION HALL

Covered entrance with door opening to Reception Hall

### SITTING/FAMILY ROOM

with window to the front.

### LOUNGE

having chimney breast with brick fireplace housing living flame gas fire, media point, radiator. Wooden effect flooring, door to

### CONSERVATORY/DINING ROOM

A generous sized multi purpose room and perfect for those who love to entertain. Being of brick and sealed unit double glazed construction with double opening French doors leading onto the garden, tiled floor, range of storage cupboards and radiator.

### KITCHEN

fitted with range of cream fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for range style cooker with extractor hood. Tiled surrounds and matching eye level wall units, window to the rear, radiator and opening to

### UTILITY ROOM

A good sized room with continuation of cream fronted units comprising cupboards and drawers with work surfaces over and space for appliances, radiator, parquet style LVT flooring, door to garden and garage.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

### BEDROOM 1

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

### BEDROOM 2

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

### BEDROOM 3

A generous room with window to the front, radiator.

### SHOWER ROOM

with suite comprising large walk in shower cubicle with direct mixer shower unit and drench head, wash hand basin and WC. Complementary tiled surrounds, window to the rear, radiator.

### OUTSIDE

The property is set back from the road and approached over driveway with parking for several vehicles and enclosed with wooden fencing. The Rear Garden is of a good size being laid to large sun terrace area which is adjacent to the Conservatory and ideal for outdoor dining and entertaining. Good sized lawn with flower and shrub beds enclosed with wooden fencing. Large timber garden storage 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 B - 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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## Judy Bourne

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## Get in touch

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Click. www.monks.co.uk

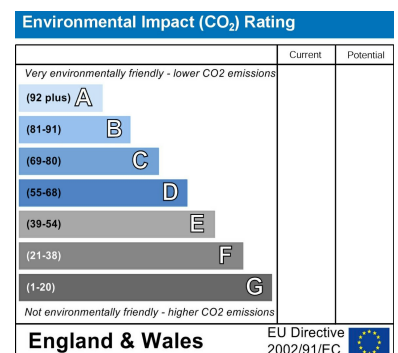
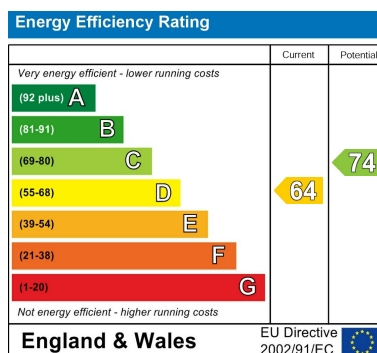
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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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