

20 Abbots Way Shrewsbury SY2 5QR



3 Bedroom House - Semi-Detached
Offers In Excess Of £265,000

The features

- MATURE 3 BEDROOM HOME IN EXCELLENT LOCATION
- BEAUTIFUL OPEN PLAN LIVING/DINING/KITCHEN
- UTILITY ROOM AND CLOAKROOM
- ENCLOSED REAR GARDEN AND DRIVEWAY PARKING
- EPC RATING D
- PERFECT FOR GROWING FAMILY OR FIRST TIME BUYER
- SEPARATE LOUNGE/FAMILY ROOM
- 3 BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL



*** SPACIOUS 3 BEDROOM HOME ***

An excellent opportunity to purchase this mature 3 bedroom home, which offers spacious accommodation, perfect for a growing family.

Occupying an enviable position in this popular location with off road parking. There are excellent facilities on hand including schools, shops, doctors, supermarkets, regular bus service to the Town Centre and ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance, good sized Lounge, Open Plan Living/Dining/Kitchen, Utility Room, 3 generous Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with off road parking and enclosed rear garden.

Viewing recommended.

Property details

LOCATION

Occupying an enviable position in this popular location with excellent facilities on hand including schools, shops, doctors, supermarkets, regular bus service to the Town Centre and ease of access to the A5/M54 motorway network.

RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator.

LOUNGE

with window overlooking the front, brick fireplace with point for ornamental fire, radiator.

LOVELY OPEN PLAN LIVING/DINING/KITCHEN

This is a great space and perfect for those who love to entertain or a growing family.

The Lounge area features a cast iron log burner, media point and window overlooking the garden.

Dining area with double opening French doors leading onto the garden, radiator.

The Kitchen is attractively fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, inset 4 ring hob with extractor hood over and oven and grill beneath and complementary eye level wall units. Recess with additional work surface, base units and integrated fridge freezer. Window overlooking the garden, wooden flooring throughout.

LARGE UTILITY ROOM

Another great space with doors giving access to the front and rear gardens. Utility Section with single drainer sink set into base cupboard with space for washing machine, tumble drier and fridge. Tiled flooring and radiator.

CLOAKROOM

with WC and wash hand basin, window to the front.

FIRST FLOOR LANDING

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

BEDROOM 1

A generous double room with window overlooking, built in wardrobe cupboard, radiator.

BEDROOM 2

again a double room with window to the rear, built in wardrobe/storage cupboard, radiator.

BEDROOM 3

Another generous room with window overlooking the rear, radiator.

BATHROOM

Attractively fitted with suite comprising panelled bath with shower unit over, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, radiator, window to the front.

OUTSIDE

Set back from the road, the property enjoys a pleasant frontage with a driveway providing off-road parking, along with lawn and established hedging. To the rear, the garden has a paved sun terrace, a good size lawn and a decked seating area, ideal for outdoor dining. A garden shed provides useful additional storage. All enclosed with wooden fencing.

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](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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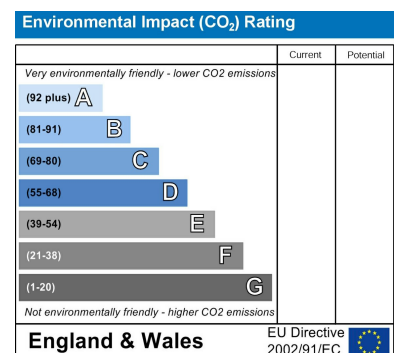
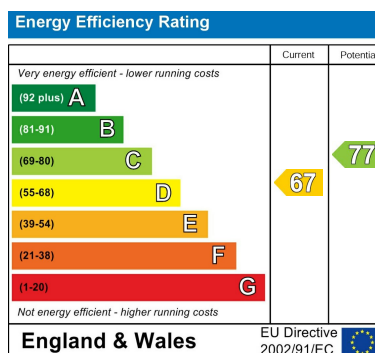
Shrewsbury office

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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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