

# 31 Chelwood Drive Herongate Shrewsbury SY1 3YZ



4 Bedroom House - Detached  
Offers In The Region Of £435,000

## The features

- VERY SPACIOUS AND VERSATILE ACCOMMODATION
- RECEPTION HALL, CLOAKROOM, GENEROUS LOUNGE
- FAMILY/SITTING ROOM
- 3 FURTHER GENEROUS BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL.
- IMMACULATELY PRESENTED THROUGHOUT
- LARGE OPEN PLAN KITCHEN/DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING AND GARAGE, WALLED GARDEN
- EPC RATING TBC



### \*\*\* IMMACULATE AND EXTENDED 4 BEDROOM DETACHED HOUSE \*\*\*

An excellent opportunity to purchase this beautifully presented detached home which has been extended and re-configured to provide deceptively spacious and versatile accommodation - perfect for today's modern lifestyle - a growing family, work from home, multi-generational living or those who just love to entertain.

Occupying an enviable corner position on this much sought after development on the Northern edge of the Town, ideally placed for local amenities, a pleasant stroll from the Railway Station and Town Centre, and for commuters ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated briefly comprises inviting Reception Hall, Cloakroom, good sized through Lounge, large open plan Kitchen/Dining Room, Family/Sitting Room, Principal Bedroom with en suite, 3 further generous double Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and lovely established rear garden. There is potential to re-configure slightly to provide an independent Annex.

Viewing essential.

## Property details

### LOCATION

Occupying an enviable corner position on this much sought after development on the Northern edge of the Town, ideally placed for local amenities, a pleasant stroll from the Railway Station and Town Centre, and for commuters ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with door opening to inviting Reception Hall, wooden floor covering, radiator.

### LOUNGE

A lovely through room having bow window to the front and double opening French doors leading onto the garden. Attractive fire surround housing living flame gas fire set onto hearth, media point, radiators. Double opening doors to

### IMPRESSIVE OPEN PLAN DINING/KITCHEN

An L-shaped room offering great space for those who love to entertain. The Dining area has window overlooking the rear garden, radiator, wooden floor covering and peninsular divide to the Kitchen which has been comprehensively fitted with range of wooden fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with round edge work surfaces over and having space beneath for appliances, inset 4 ring hob with extractor hood over and drawers beneath, double oven and grill with storage above and below. Tiled surrounds and range of eye level wall units and excellent range of full height larder units, integrated fridge freezer with wine storage to the side. Tiled flooring, radiator and door leading to the outside. Bi-folding doors to

### FAMILY/SITTING ROOM

A great multi purpose room having window overlooking the front, tiled floor and radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin, radiator.

### FIRST FLOOR LANDING

From the Reception Hall, staircase with full height ceiling and window to the front, leads to the First Floor Landing with access to roof space, double Airing/Linen cupboard.

### PRINCIPAL BEDROOM

A generous double room with window overlooking the garden, radiator. Two built in double wardrobes.

### EN SUITE SHOWER ROOM

with suite comprising tiled shower cubicle with electric shower unit, wash hand basin and WC. Complementary tiled surrounds, window to the side, radiator.

### BEDROOM 2

Another generous double room with window overlooking the front, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BEDROOM 4

with window to the rear, radiator.

### FAMILY BATHROOM

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

### OUTSIDE

The property is approached over a brick paved driveway with parking for several cars and leading to the Garage with up and over door, power and lighting and door to the Sitting/Family Room.

To the side is a lawned area with shrub and herbaceous beds. Side pedestrian access leads around to the Rear Garden which has a large paved sun terrace immediately adjacent to the Dining area which is perfect for those who love to dine and entertain outdoors. Garden laid to lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees and enclosed with wooden fencing and brick walling. Garden/Summer House.

### 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 E - 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.

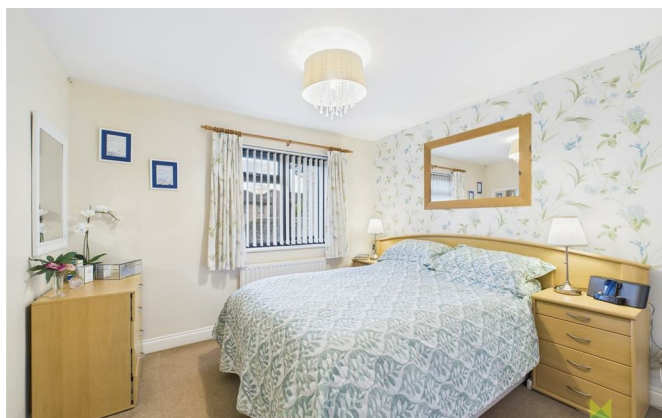
#### NEED TO CONTACT US

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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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1463 ft<sup>2</sup>  
135.8 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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## 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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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