

8 Bodkin Way Shrewsbury SY1 4FD



3 Bedroom House - Semi-Detached
Offers In The Region Of £245,000

The features

- PERFECT FOR FIRST TIME BUYER OR GROWING FAMILY
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- RECEPTION HALL WITH CLOAKROOM, LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE LOCATION WITH OPEN ASPECT TO THE FORE
- DRIVEWAY WITH AMPLE PARKING AND ENCLOSED REAR GARDEN
- KITCHEN/DINING ROOM WITH INTEGRATED HOB
- 2 FURTHER BEDROOMS AND BATHROOM
- EPC RATING B



***** EXCELLENT 3 BEDROOM HOME WITH OPEN ASPECT *****

An attractively presented 3 bedroom semi detached home - perfect for a first time buyer or growing family, being offered for sale with no upward chain.

Occupying an enviable cul de sac location with a long driveway providing ample parking and having lovely open aspect to the fore. Ideally placed for commuters with ease of access to the A5/M54 motorway network and an excellent range of amenities.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Kitchen/Dining Room, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

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

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable cul de sac location with a long driveway providing ample parking and having lovely open aspect to the fore. Ideally placed for commuters with ease of access to the A5/M54 motorway network and an excellent range of amenities.

RECEPTION HALL

Covered entrance with door to Reception Hall, radiator.

CLOAKROOM

with WC and wash hand basin, radiator.

LOUNGE

having window overlooking the front, media point, radiator. Useful under stairs storage cupboard.

KITCHEN/DINING ROOM

Dining Area having double opening French doors leading onto the garden, radiator.

Kitchen fitted with range of grey fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for dishwasher and washing machine. Inset 4 ring hob with extractor hood over and double oven and grill beneath, space for fridge freezer and eye level wall units. Window overlooking the rear.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

having window to the front with pleasant open aspect, built in storage cupboard, radiator.

SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE

The property occupies an enviable cul de sac location

with pleasant open aspect to the fore, approached over driveway with parking for several cars.

The Rear Garden is laid to paved sun terrace and lawn with timber garden storage shed and enclosed with fencing.

SERVICES

We are advised that all main services are connected.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries. There is an annual management fee for the upkeep of the communal area, for 2025 the fee is £170.00.

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](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.

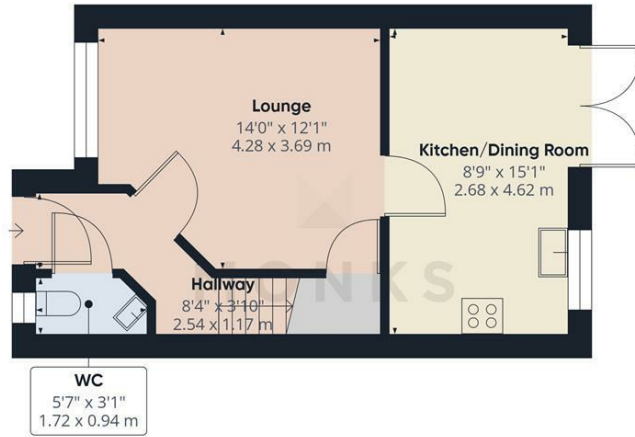
NEED TO CONTACT US

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

8 Bodkin Way, Shrewsbury, SY1 4FD.

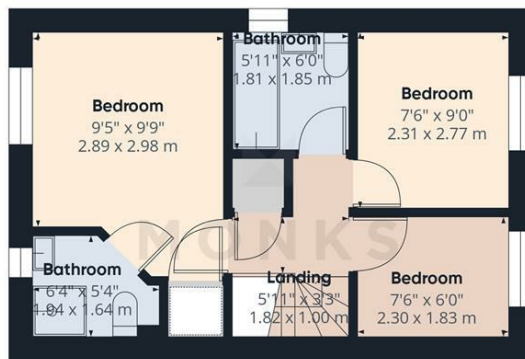
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Floor 0

Approximate total area^m
695 ft²
64.6 m²



Floor 1

(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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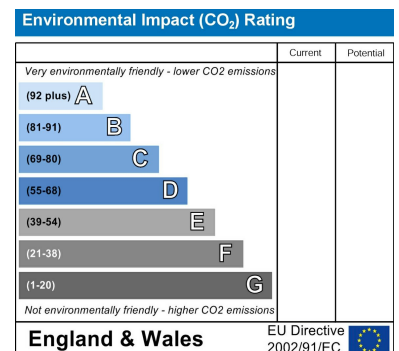
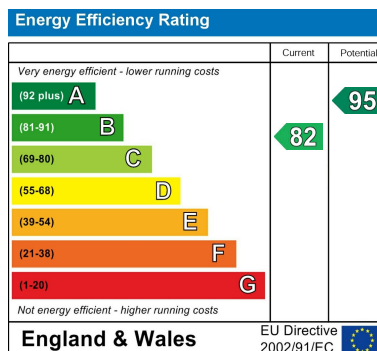
Shrewsbury office

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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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- 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.
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