

16 Northwood Road Shrewsbury SY2 5LH



2 Bedroom House - Semi-Detached
Offers In The Region Of £299,000

The features

- AN EXCEPTIONAL CONTEMPORARY HOME
- RECEPTION HALL, LOUNGE WITH SITTING/SNUG AREA
- LOVELY RE-FITTED KITCHEN, CLOAKROOM AND UTILITY
- FURTHER DOUBLE BEDROOM AND SHOWER ROOM
- MEDITERRANEAN GARDEN - VIEWING ESSENTIAL
- FINISHED TO A HIGH STANDARD OF SPECIFICATION
- IMPRESSIVE EXTENDED LIVING/DINING/GARDEN ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING, GARAGE
- EPC RATING TBC



*** STUNNING, EXTENDED AND IMPROVED SEMI DETACHED HOME ***

This exceptional semi detached home has been beautifully enhanced and modified by the current owners and provides a contemporary, naturally well lit home - perfect for those looking to downsize or love to entertain.

Occupying an enviable position in this much sought after location, with an excellent range of amenities on hand including shops, schools, doctors, regular bus service to the Town Centre and lovely river and countryside walks on hand.

The accommodation briefly comprises Reception Hall, lovely through Lounge with Sitting Room area, impressive extended Living/Dining Room, re-fitted Kitchen, Utility and Cloakroom. On the First Floor are the Principal Bedroom with Dressing Room and en suite Shower Room, further double Bedroom and family Shower Room.

The property has the added benefit of gas central heating, double glazing, driveway with parking, Garage/Utility Store, mediterranean style rear garden.

Viewing is essential to fully appreciate this lovely home.

Property details

LOCATION

The property occupies an enviable location in this much sought after area on the Eastern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, doctors, shops, supermarkets, churches, restaurants and public houses along with a regular bus service to the Town Centre.

RECEPTION HALL

Entrance door opening to light and spacious Reception Hall, wooden floor covering, radiator.

LOUNGE/SITTING ROOM

A generous sized through room having window overlooking the front with plantation style shutter blind, wooden floor covering, two wall mounted column style radiators. Sitting/Snug area with wall mounted column style radiator.

IMPRESSIVE DINING/FAMILY ROOM

A beautiful addition offering great flexibility of use and being naturally well lit from 2 roof lights and bi-fold doors opening on to the garden - perfect for those who love to entertain and dine alfresco. Oak boarded floor, contemporary column style radiator.

KITCHEN

Beautifully fitted with range of white high gloss handleless units incorporating undermount sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with solid work surface over and having integrated dishwasher, inset 4 ring hob with extractor hood over and oven and grill beneath and wine cooler. Matching range of eye level wall units over with concealed lighting beneath and recess for microwave. Tiled floor, radiator.

REAR ENTRANCE

With tiled floor and range of full height larder style units to complement the Kitchen, radiator, door to garden.

CLOAKROOM

With WC and wash hand basin, continuation of tiled flooring, radiator.

GARAGE/UTILITY

The Garage has been divided to provide an excellent Utility space which has single drainer sink set into base cupboard with space for washing machine and ample space for additional appliances. Personal door to the rear entrance and to the front there are 2 hinged doors with one door sized to enable pedestrian entrance. Please note the Garage could easily be re-instated if required.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access feature oak and glazed balustrading, access to roof space. Window to the side with plantation style shutter blind.

PRINCIPAL BEDROOM

With window overlooking the rear fitted with plantation style shutter blinds, range of fitted wardrobes, radiator, wooden floor covering. Deep walk in shelved dressing area with lighting.

EN SUITE SHOWER ROOM

A well appointed room re-fitted with large walk in shower with aqua board finish and housing direct mixer shower unit, wash hand basin set into concealed vanity with storage and attractive tiling, WC. Heated towel rail/radiator, window to the rear.

BEDROOM 2

A double room with window to the front with plantation style shutter blind, fitted double wardrobe, wooden flooring, radiator.

SHOWER ROOM

With suite comprising large walk in shower cubicle with direct mixer unit, wash hand basin and WC set into concealed vanity with storage, decorative aqua board surround and heated towel rail/radiator, window to the front. Concealed floor to ceiling storage unit with shelving.

OUTSIDE

The property is approached over blocked paved driveway with parking which provides ample parking and leading to the Garage.

The Rear Garden is a particular feature of the property having been landscaped in a Mediterranean style to a generous paved sun terrace interspersed with well stocked shrub beds with inset specimen trees, enjoying afternoon and evening sun and perfect for those who love to entertain and dine alfresco. 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 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](http://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

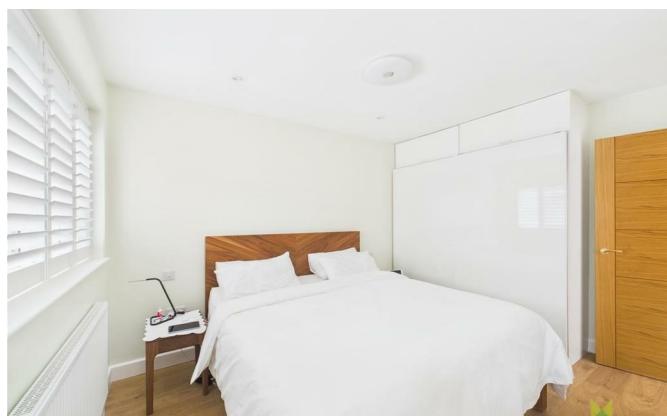
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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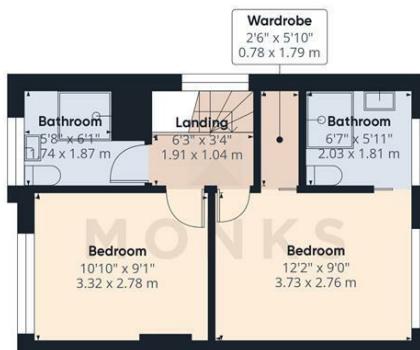




Floor 0

MONKS

Approximate total area⁽¹⁾
1060.36 ft²
98.51 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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