

37 Dale Road Shrewsbury SY2 5TE



3 Bedroom House - Semi-Detached
Offers In The Region Of £260,000

The features

- IMMACULATE AND IMPROVED 3 BEDROOM SEMI DETACHED
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- RE-FITTED KITCHEN AND BATHROOM
- DRIVEWAY WITH PARKING
- VIEWING ESSENTIAL
- ENVIABLE LOCATION ON THE EDGE OF THE TOWN
- HALL, GOOD SIZED LOUNGE, DINING ROOM
- HOME OFFICE/GARDEN ROOM/STUDIO, UTILITY AND STORAGE ROOM
- CLOSE TO AMENITIES INCLUDING SCHOOLS
- EPC RATING TBC



***** BEAUTIFULLY PRESENTED AND IMPROVED - HOME OFFICE /GARDEN ROOM *****

An excellent opportunity to purchase this much improved 3 bedroom semi detached house which is immaculately presented and has a versatile Home Office/Garden/Entertaining Room within the garden - perfect for today's modern lifestyle.

Occupying an enviable cul de sac location on the edge of the Town being a short stroll from country and riverside walks, a great range of amenities including shops and schools and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, Dining Room with French doors to sun terrace and garden, re-fitted Kitchen with oven and hob, 3 Bedrooms and re-fitted Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, impressive rear garden which is ideal for those who love to entertain outdoors - with its versatile Home Office/Studio/Bar/Garden Room with additional Utility and Storage.

Viewing essential.

Property details

LOCATION

Occupying an enviable cul de sac location on the edge of the Town being a short stroll from country and riverside walks, a great range of amenities including shops and schools and for commuters ease of access to the A5/M54 motorway network.

RECEPTION HALL

Sealed unit double glazed door with side screen to Reception Hall with radiator.

LOUNGE

A lovely bright room with bay window overlooking the front, ornamental fire surround with electric fire, media point, radiator. Wooden effect floor covering.

DINING ROOM

having double opening French doors leading onto the garden and sun terrace, continuation of wooden effect flooring, radiator.

KITCHEN

Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboard and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching eye level wall units. Recess for fridge/freezer, door to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side and off which lead

BEDROOM 1

A generous double room with window to the front with lovely aspect over the roof tops, media point, radiator.

BEDROOM 2

another double room with window to the rear, built in storage, radiator.

BEDROOM 3

with window to the front, built in storage, radiator.

BATHROOM

Attractively re-fitted with suite comprising panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over driveway with parking. The Front Garden is laid to lawn with flower and shrub beds and divided by conifer hedging.

The Rear Garden is a particular feature of the property and has been landscaped for those who love to entertain with a large decked sun terrace immediately adjacent to the Dining Room, perfect for those who love to dine outdoors and artificial lawned area, enclosed with

wooden fencing.

Impressive Entertaining Room/Home Office/Studio which is currently fitted out as an entertaining room/bar and has great flexibility. Power and lighting.

The former Garage has been re-configured to provide a Utility Room which has plumbing for appliances and adjacent storage room.

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](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

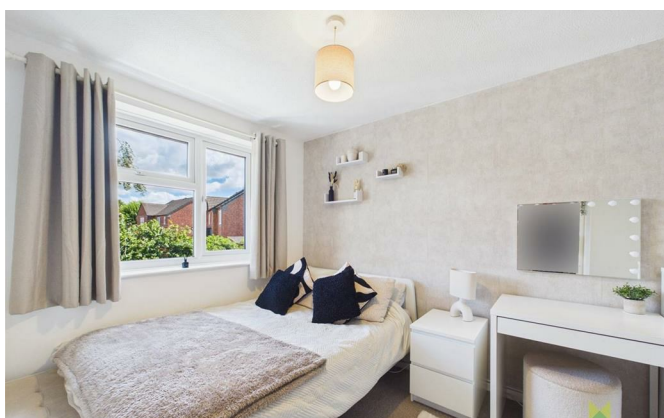
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
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

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 (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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