

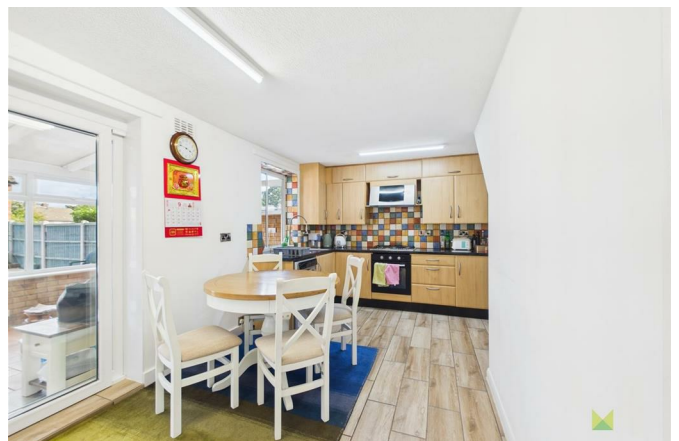
25 Dutton Green Harlescott Grange Shrewsbury SY1 3LY



3 Bedroom House - Semi-Detached
Offers In The Region Of £195,000

The features

- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- HALL, LOUNGE, CONSERVATORY, HOME OFFICE/STUDY
- 3 BEDROOMS AND BATHROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- FULLY OWNED SOLAR PANELS
- PERFECT FIRST TIME BUYER OR GROWING FAMILY
- KITCHEN/DINING ROOM WITH OVEN AND HOB
- ENCLOSED REAR GARDEN
- EPC RATING B



*** NO UPWARD CHAIN ***

This mature 3 bedroom semi detached house is perfect for a growing family or first time buyer and has the added benefit of a Conservatory and Home Office.

Occupying a cul de sac location on the edge of the Town and being ideally placed for an excellent range of amenities including shops, supermarkets, schools, recreational facilities and regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Conservatory, Home Office, Kitchen/Dining Room, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, solar panels and enclosed rear garden.

Offered for sale with no upward chain. Viewing recommended.

Property details

LOCATION

Occupying a cul de sac location on the edge of the Town and being ideally placed for an excellent range of amenities including shops, supermarkets, schools, recreational facilities and regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

RECEPTION HALL

Double glazed door and side screen to Reception Hall with wooden effect flooring.

LOUNGE

with window overlooking the front, wooden fire surround with ornamental electric fire, media point, radiator.

KITCHEN/DINING ROOM

Kitchen which is fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units.

Dining area with space for table, radiator and sliding doors to

CONSERVATORY

being of brick and sealed unit double glazed construction, tiled floor, double french doors to the garden.

HOME OFFICE/STUDY

with radiator.

FIRST FLOOR LANDING

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

BEDROOM 1

A generous sized double room with window to the front, built in wardrobe, radiator.

BEDROOM 2

Another double room with window overlooking the rear, built in wardrobe, radiator.

BEDROOM 3

with window to the front, radiator.

BATHROOM

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

OUTSIDE

Set back from the road and approached over pathway with lawn to the side and flower and shrub beds. The Rear Garden has been laid for ease of maintenance being paved and enclosed with wooden fencing.

SOLAR PANELS

The property benefits from fully owned solar panels, which produce electricity and generate an income each quarter.

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 D - 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 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

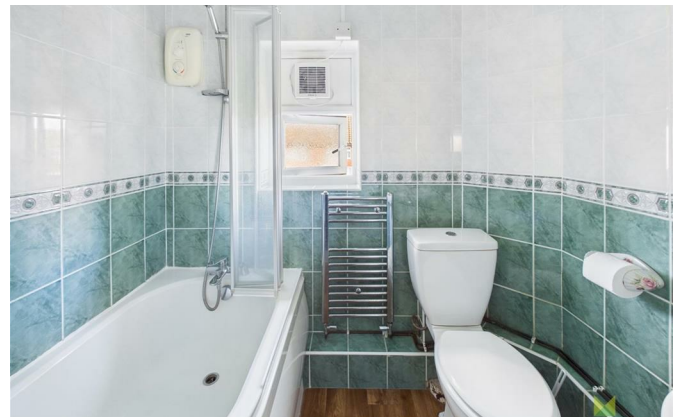
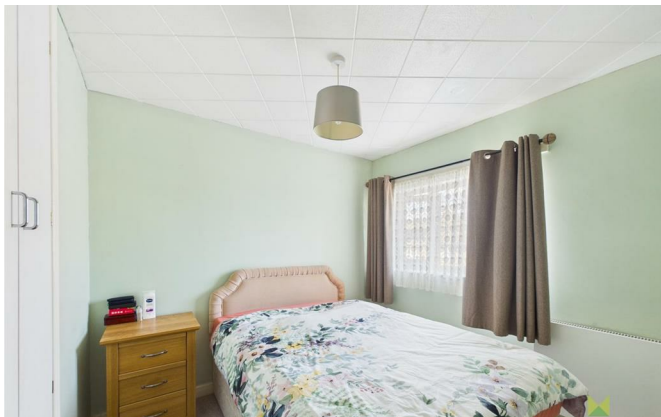
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

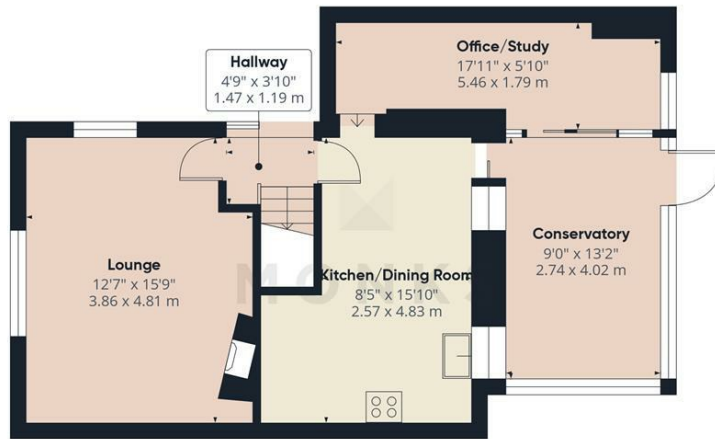
NEED TO CONTACT US

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

25 Dutton Green, Harlescott Grange, Shrewsbury, SY1 3LY.

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Floor 0



Floor 1



Approximate total area[®]
935 ft²
86.9 m²

(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		
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	

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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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.