

15 Torrin Drive Shrewsbury SY3 6AW



1 Bedroom House

£189,800

The features

- A MUST VIEW FOR FIRST TIME BUYER OR DOWNSIZER
- MUCH SOUGHT AFTER LOCATION WITH EXCELLENT AMENITIES
- LOVELY GARDEN ROOM
- ENCLOSED GARDEN AND ALLOCATED PARKING
- EPC RATING C
- BEAUTIFULLY PRESENTED ONE BEDROOM HOME
- OPEN PLAN LIVING/DINING/KITCHEN
- GENEROUS DOUBLE BEDROOM AND SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED



***** IMPRESSIVE ONE BEDROOM EXTENDED HOME *****

An opportunity to purchase this immaculately presented, improved one bedroom home – perfect for a first time buyer or those looking to downsize.

Occupying an enviable position on the edge of this popular development, ideally placed for commuters with ease of access to the A5/M54 motorway network. Radbrook offers excellent facilities including shops, schools, doctors and regular bus service to the Town Centre.

The accommodation which truly must be viewed to be fully appreciated briefly comprises open plan Living/Dining/ Kitchen, lovely Garden Room, Double Bedroom and Shower Room.

The property has the benefit of gas central heating, double glazing, allocated parking and enclosed rear Garden.

Viewing highly recommended.

Property details

LOCATION

ENTRANCE

Covered entrance with door opening to

OPEN PLAN LIVING/DINING/KITCHEN

Kitchen area fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine. Inset 4 ring hob with oven and grill beneath and recess for fridge/freezer, matching eye level units, window overlooking the garden. Peninsular divide to

Living/Dining area with media point, radiator. Opening to

GARDEN ROOM/CONSERVATORY

A lovely addition being of brick and sealed unit double glazed construction with recently fitted all year round roof and providing an aspect over the garden, radiator and French door to the side.

FIRST FLOOR LANDING

The stairs lead to the First Floor Landing with range of storage cupboards.

BEDROOM

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

SHOWER ROOM

attractively re-fitted with walk in shower with direct mixer unit, wash hand basin set into vanity with storage and WC. Radiator, window to the rear.

OUTSIDE

The property is approached over path with gate leading to enclosed garden area which is laid to lawn with well stocked flower, shrub and herbaceous beds. Gate gives access to the allocated parking which lies directly adjacent to the property.

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 A - 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

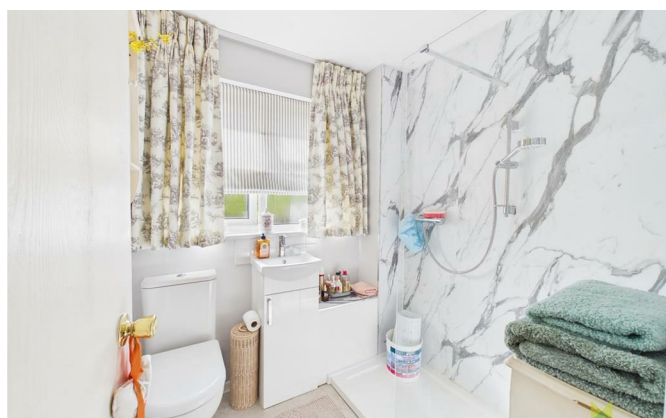
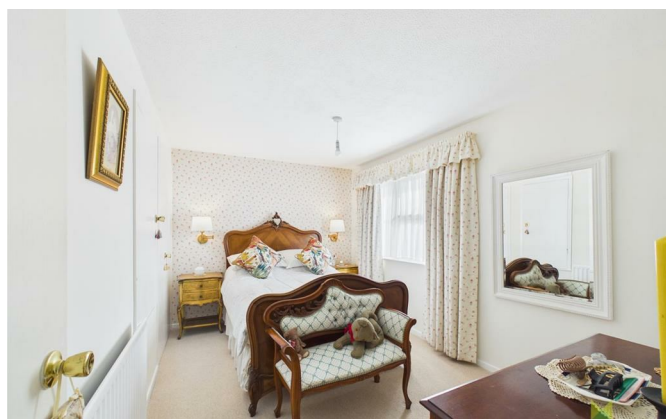
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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Get in touch

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Click. www.monks.co.uk

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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	82

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- 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.