

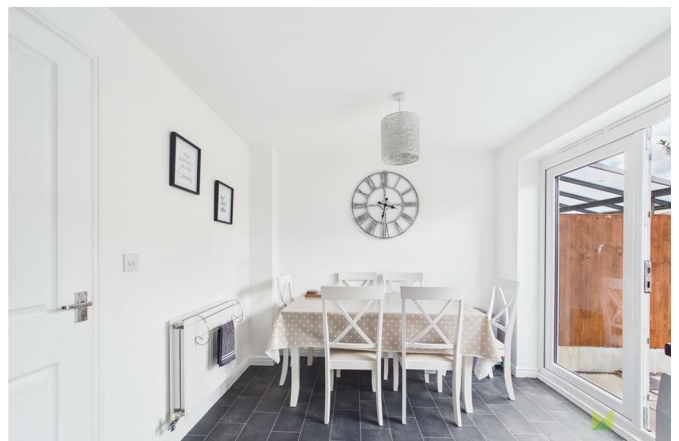
# 4 Broadhead Drive Shrewsbury SY1 4FB



**3 Bedroom House**  
**Offers In The Region Of £215,000**

## The features

- ATTRACTIVELY PRESENTED 3 BEDROOM HOME
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION ON THE EDGE OF THE TOWN
- LOUNGE AND KITCHEN/DINING ROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- EPC RATING B



\*\*\* EXCELLENT 3 BEDROOM MODERN HOME \*\*\*

An opportunity to purchase this attractively presented, 3 bedroom news home - perfect for first time buyer or growing family.

Occupying an enviable position on this popular development on the Northern edge of the Town being ideally placed for ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, supermarkets, schools, recreational facilities and the Town Centre.

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

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

Viewing highly recommended. Offered for sale with no upward chain.

## Property details

### LOCATION

Occupying an enviable position on this popular development on the Northern edge of the Town being ideally placed for ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, supermarkets, schools, recreational facilities and the Town Centre.

### RECEPTION HALL

Newly fitted composite door opening to Reception Hall, radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin, window to the front, radiator.

### LOUNGE

A good sized room with window overlooking the front, media point, radiator.

### KITCHEN/DINING ROOM

Dining Area with double opening French doors to the garden, radiator.

The Kitchen is fitted with with a modern range of white fronted units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having space for a washing machine and tumble drier. Inset 4 ring gas hob with extractor hood over and oven and grill beneath. Window overlooking the garden, space for a freestanding fridge/freezer, tiled flooring throughout, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

### PRINCIPAL BEDROOM

A good sized double room with window overlooking the front, built in storage, radiator.

### EN SUITE SHOWER ROOM

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

### BEDROOM 2

a double room with window to the rear, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BATHROOM

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

### OUTSIDE

To the front of the property is the driveway with parking and gravelled area.

Side pedestrian access to the enclosed rear garden which is laid for ease of maintenance to artificial lawn and paved sun terrace.

### 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.

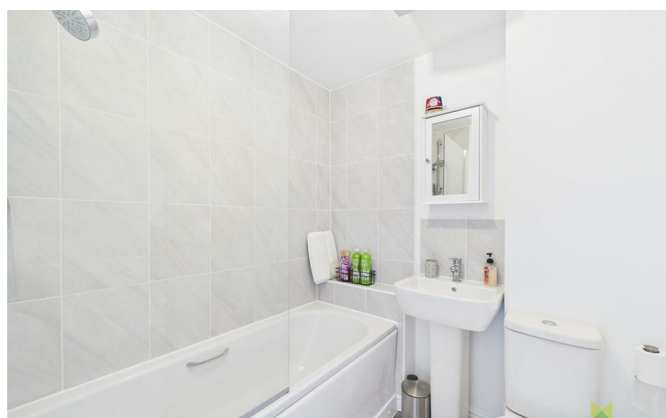
#### NEED TO CONTACT US

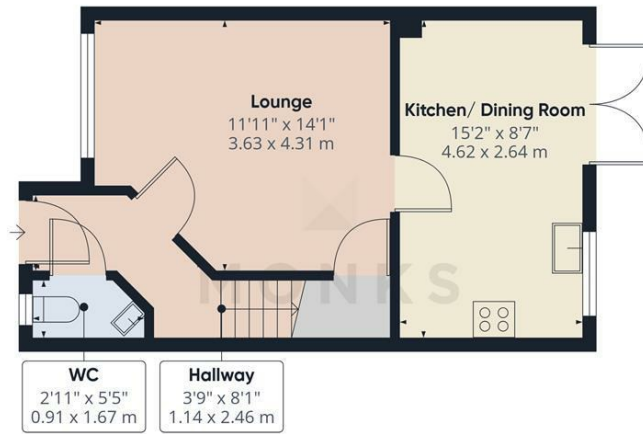
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

## 4 Broadhead Drive, Shrewsbury, SY1 4FB.

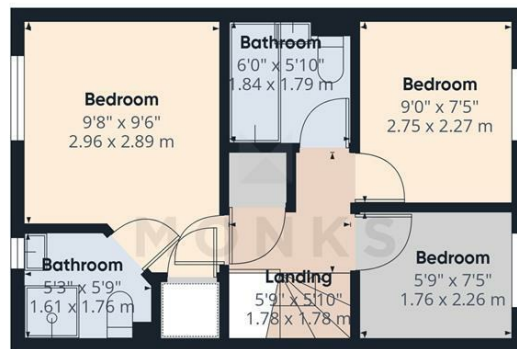
3 Bedroom House

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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
678 ft<sup>2</sup>  
63.1 m<sup>2</sup>

(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



## Judy Bourne

**Director at Monks**

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## Get in touch

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

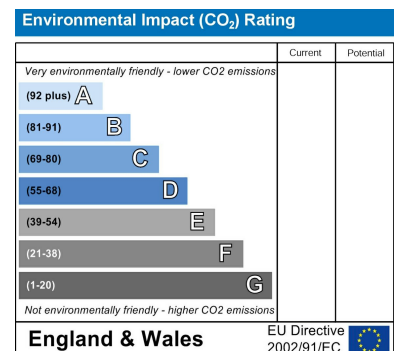
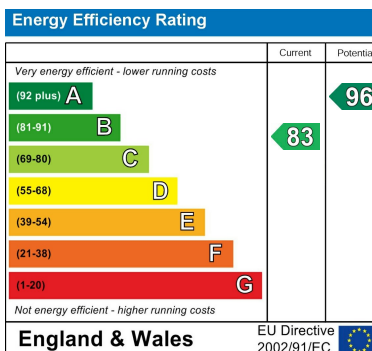
## Shrewsbury office

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**



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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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