

17 Rotherfield Shrewsbury SY1 4RD



3 Bedroom House - Detached
Offers In Excess Of £350,000

The features

- VERSATILE ACCOMODATION
- CONTEMPOARY FINISHES THROUGHOUT
- MUCH IMPROVED AND ADAPTED
- ELEVATED POSITION WITH VIEWS OF HAUGHMOND HILL
- END OF CUL DE SAC LOCATION
- 3/4 BEDROOMS AND SHOWER ROOM
- SPACIOUS LIVING ROOM
- KITCHEN/DINING ROOM AND UTILITY
- DRIVEWAY AND MATURE GARDENS
- EPC RATING C



***** STAGGERING VIEWS OF HAUGHMOND HILL AND VERSATILE LIVING *****

An exciting opportunity to acquire this attractively presented and much improved 3/4 bedroom detached house situated at the end of a peaceful no through road backing onto conservation land.

Ideally placed for local amenities including schools, supermarkets, churches, doctors and recreational facilities along with being well placed for commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Living Room, Kitchen and Dining Room, Utility/Cloak Room, Home Office/Bedroom 4, Three excellent sized bedrooms and a family Shower Room.

The property has gas central heating, double glazing, delightful mature rear garden and ample driveway parking.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the Northern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarkets, schools, shops, restaurants/public houses, doctors, recreational facilities and nearby access to delightful riverside and country walks.

RECEPTION HALL

Approached via part glazed UPVC front door and opening into a spacious reception hallway laid to wood effect flooring and with decorative cornicing which extends through into the

LIVING ROOM

Of excellent proportions and flooded with light from deep set window to front. Opening into the

OPEN PLAN KITCHEN AND DINING ROOM

The kitchen is fitted with an extensive range of timeless shaker style cabinetry under wood effect work surfaces incorporating 1.5 ceramic drainer sink and four induction hob with built-in extraction. Further range of matching eyelevel units, integrated double oven and large fridge, along with space for freestanding dishwasher. There is ample space for a dining room table and chairs enjoying views out over the garden.

UTILITY/CLOAK ROOM

A useful and functional space with direct access onto the garden, there is space and plumbing for freestanding appliances along with a low-level flush WC set into space saver vanity unit with wash hand basin over. Heater towel rail and window to rear.

VERSATILE RECEPTION ROOM/OPTIONAL BEDROOM

Formerly the garage, this full conversion now offers a versatile reception room currently utilised as a home office and optional bedroom. It could serve a number of purposes including a playroom or home gym space.

Staircase rises to a well lit first floor landing with window to side, access to loft hatch, airing and storage cupboards.

BEDROOM ONE

A generous double bedroom with double built-in wardrobe and window to the front.

BEDROOM TWO

A further well proportioned double bedroom with built-in storage cupboard and window to the rear enjoying far reaching views of Haughmond Hill.

BEDROOM THREE

A spacious single bedroom with window to the front and storage cupboard.

SHOWER ROOM

Fully tiled and fitted with suite comprising large walk-in

shower cubicle, low level flush WC and hand wash basin set into vanity unit. Heated towel rail and window to rear.

OUTSIDE

Situated at the end of a peaceful cul-de-sac, the property shares an access with two other properties and has private driveway parking at the front of the house for three vehicles. The front garden is mainly laid to lawn and interspersed with a number of specimen trees.

The enclosed generous sized rear garden is remarkably private and offers a blend of terracing lawn and borders well stocked with flowering seasonal perennials, mature shrubbery and specimen trees. The garden is tiered and enjoys all year round structure and interest with steps leading down to an area of rewilding which backs on to conservation land.

From the terrace staggering uninterrupted views of Haughmond Hill can be enjoyed along with a truly superb leafy backdrop. There is ample space to either side of the property for further storage if required. Side pedestrian access.

SERVICES

Mains gas, electricity, water and drainage.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

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](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.

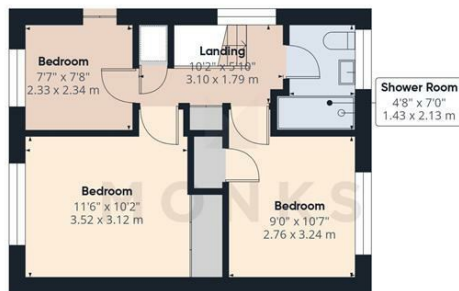
NEED TO CONTACT US

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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Offers In Excess Of £350,000





Approximate total area^m
 1070 ft²
 99.5 m²
Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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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