

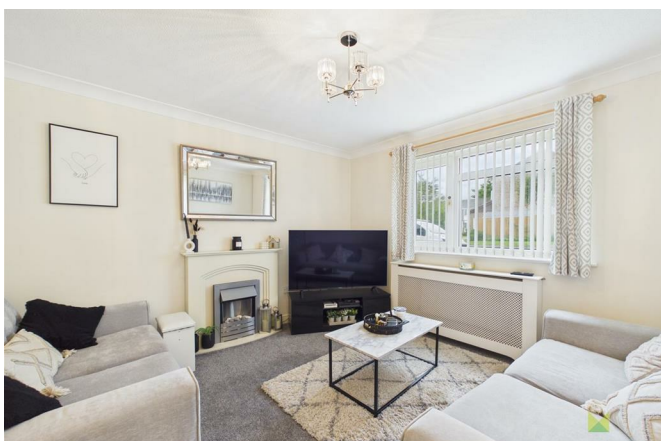
# 3 Derwent Avenue Shrewsbury SY1 3RQ



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £225,000**

## The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL, LOUNGE, KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING
- PERFECT FOR FIRST TIME BUYER OR GROWING FAMILY
- VIEWING RECOMMENDED
- ENVIABLE LOCATION CLOSE TO AMENITIES
- 3 BEDROOMS AND BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- IDEAL FOR COMMUTERS WITH EASE OF ACCESS TO A5/M54
- EPC RATING C



\*\*\* WELL PRESENTED 3 BEDROOM SEMI \*\*\*

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

Occupying an enviable position in this popular location ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets and recreational facilities.

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

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

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position in this popular location ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets and recreational facilities.

### RECEPTION HALL

with useful understairs storage cupboard, wooden effect flooring, radiator.

### LOUNGE

having window to the front, ornamental fire surround with living flame fire, media point, radiator.

### KITCHEN/DINING ROOM

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

Kitchen, which is fitted with range of white fronted 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 extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units. Window overlooking the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing

### BEDROOM 1

A generous double room with window to the front, radiator.

### BEDROOM 2

Another double room with window to the rear, radiator.

### BEDROOM 3

with window to the front, radiator.

### BATHROOM

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

### OUTSIDE

The property is approached over driveway with parking and lawn area to the side. Side pedestrian access leads around to the Rear Garden with paved sun terrace, garden laid to lawn and further decked seating area with gravel pathway leading to garden storage shed. Enclosed with wooden fencing.

### 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 B - 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

## 3 Derwent Avenue, Shrewsbury, SY1 3RQ.

3 Bedroom House - Semi-Detached  
Offers In The Region Of £225,000





## 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 85        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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.