



# MONKS

## Coedlan Coedway Shrewsbury SY5 9AR

4 bedroom House - Detached property  
Offers in the region of £485,000







\*\*\* EXCELLENT DETACHED HOME IN ENVIABLE VILLAGE LOCATION \*\*\*

An opportunity to purchase this immaculately presented, improved 4 bedroom detached home which has been extended to provide spacious and versatile space - perfect for a growing family or those looking to downsize with space.

Occupying an enviable cul de sac location in the heart of this small village which boasts an excellent restaurant/public house and being a short drive from the County Town of Shrewsbury and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge with log burner, Family Room, Dining Room, Breakfast Kitchen, large Utility and Cloakroom. On the First Floor is the Principal Bedroom with newly fitted Shower Room, 3 further generous Bedrooms and well appointed re-fitted family Bathroom.

The property has the benefit of oil fired central heating, double glazing, driveway with parking for numerous vehicles, garage and delightful well maintained gardens offering a good level of privacy.

Viewing highly recommended.





#### LOCATION

The property is located in the heart of this small and select village on the Western edge of Shrewsbury and being ideally placed for ease of access to the County Town, A5/M54 motorway network and the nearby market Towns of Oswestry and Welshpool. The village itself boasts a restaurant/public house and wonderful countryside walks including the famous Rodney's pillar which again is a short drive away.

#### ENTRANCE PORCH

with door opening to

#### RECEPTION HALL

A lovely inviting space with radiator and useful downstairs storage cupboard.

#### CLOAKROOM

with suite comprising WC and wash hand basin, tiled surrounds, radiator.

#### LOUNGE

A lovely room having window to the front and double opening French doors leading onto the rear garden and sun terrace. Attractive fireplace housing cast iron log burner, media point, radiator. Opening to

#### DINING ROOM

A good sized room having window to the side with aspect over the garden, radiator.

#### FAMILY/SITTING ROOM

A useful addition to the home being dual aspect with outlooks with window to the front and double opening French doors to the garden, media point, radiator. Wooden floor covering.

#### KITCHEN/BREAKFAST ROOM

Attractively fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having one and half bowl sink with mixer taps set into base cupboard with space beneath for dishwasher and fridge. Inset 4 ring hob with extractor hood over drawer unit beneath and eye level double oven/grill/microwave with storage above and below, tiled surrounds and matching eye level wall units.

Recessed ceiling lights, radiator, window overlooking the garden and ample space for breakfast table, window overlooking the garden and door to

#### UTILITY ROOM

A good sized room having doors to the front and rear gardens. Range of storage cupboards incorporating single drainer sink and ample space for appliances, tiled floor, radiator.

#### FIRST FLOOR LANDING

From the Reception Hall, staircase with half landing and window to the side leads to the First Floor with access to roof space.

#### PRINCIPAL BEDROOM

A generous double room with window to the side with aspect over the garden. Radiator.

#### EN SUITE SHOWER ROOM

Recently re-fitted with suite comprising large walk in shower with direct mixer and drench head, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, heated towel rail, window to the side.

#### BEDROOM 2

Another double room with window to the front, radiator.

#### BEDROOM 3

with window to the side, radiator.

#### BEDROOM 4

with window to the front, radiator.

#### BATHROOM

A well appointed room with newly fitted suite comprising panelled bath with shower unit over, wash hand basin set into vanity and WC. Complementary tiled surrounds, heated towel rail, window to the side.

#### OUTSIDE

The property occupies an enviable cul de sac location approached over driveway with ample parking and leading to the Garage with up and over door, power and lighting.

The Gardens are a particular feature of the property and to the front laid mainly to lawn with well stocked flower, shrub and



herbaceous beds with inset specimen trees. Side pedestrian access leads around to the Rear Garden which offers a great level of privacy and has paved sun terrace, lawn and flower and shrub beds. Enclosed with fencing and mature conifers and trees.

#### 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 electric and water are connected. There is a septic tank at the property. The central heating is oil fired.

##### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band G - 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



**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

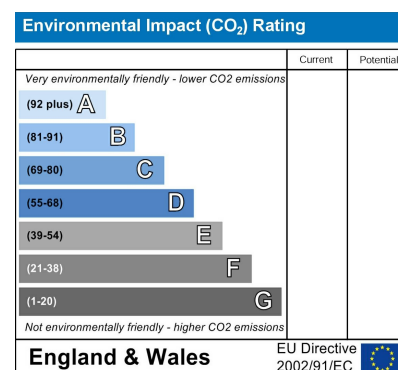
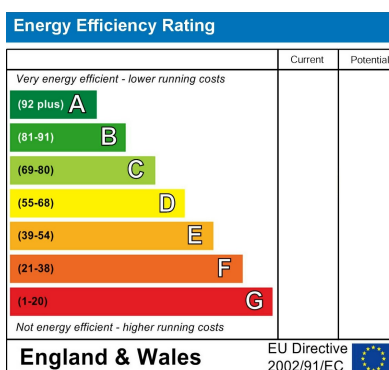
**Shrewsbury office**

10a-11 Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

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