8 Meadowbrook
Bayston Hill Shrewsbury
SY3 0PU

MONKS

3 Bedroom House - Semi-Detached
Offers In The Region Of £245,000

The features

- 3 BEDROOM SEMI DETACHED HOUSE
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- 3 BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING TBC
- ENVIABLE VILLAGE LOCATION
- LOUNGE, KITCHEN/DINING ROOM, LARGE UTILITY/HOBBIES ROOM, CLOAKROOM
- DRIVEWAY WITH PARKING AND GARAGE
- CLOSE TO EXCELLENT LOCAL AMENITIES

***** ENVIABLE VILLAGE LOCATION *****

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

Occupying an enviable position in the heart of this popular and much sought after self sufficient village on the edge of the Town boasting an excellent range of amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance Vestibule, Lounge, Kitchen/Dining Room, large Utility/Hobbies Room, Cloakroom, 3 Bedrooms and Bathroom.

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

Offered for sale with no upward chain.

Property details

LOCATION
Occupying an enviable position in the heart of this popular and much sought after self sufficient village on the edge of the Town boasting an excellent range of amenities and for commuters ease of access to the A5/M54 motorway network.

ENTRANCE VESTIBULE
Double glazed door opening to Entrance Vestibule with further door opening to

LOUNGE
having window overlooking the front, chimney breast with wooden fire surround, marble hearth and inset housing ornamental fire, media point, radiator.

KITCHEN/DINING ROOM
Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of matching cupboards and drawers with work surfaces over and having space for cooker and fridge/freezer, tiled surrounds and eye level wall units. Ample space for dining table, useful under stairs pantry cupboard, window overlooking the garden and door to

LARGE UTILITY ROOM
Which has great potential and versatility for a home office, additional sitting room or activities room with tiled flooring, radiator.

CLOAKROOM
having WC and wash hand basin, window to the rear, tiled floor.

FIRST FLOOR LANDING
Staircase leads to the first floor landing and off which lead

BEDROOM 1
A double room with window to the front, built in wardrobe, radiator.

BEDROOM 2
another double room with window to the rear, wardrobe recess, radiator.

BEDROOM 3
with window to the front, radiator.

BATHROOM
with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, windows to the rear, radiator.

OUTSIDE
The property is approached over driveway with parking and leading to the Garage.

The Front Garden is laid to lawn. The Rear Garden has a gravelled area and good sized lawn, 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 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 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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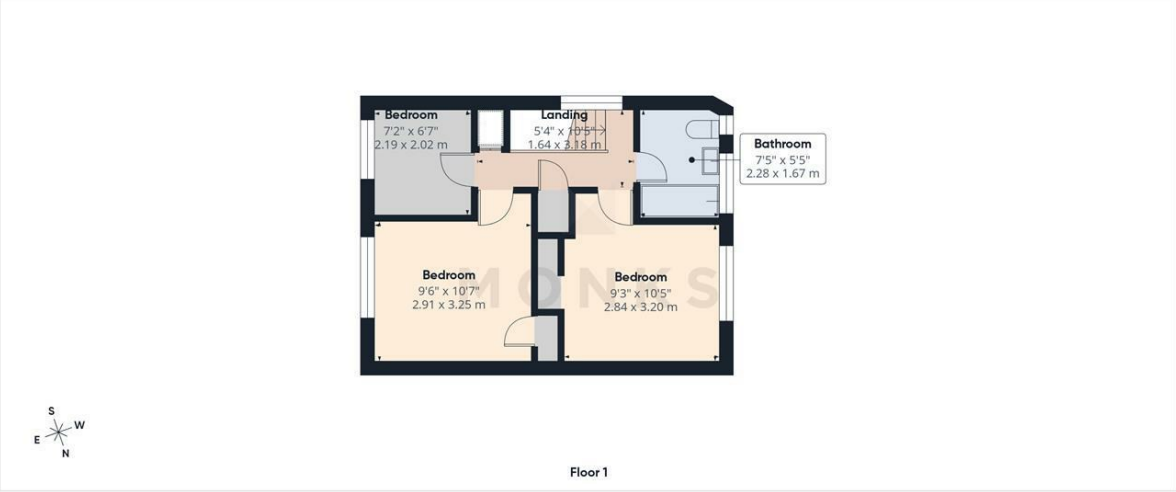

MONKS

Approximate total area(1)
1034 ft²
96.2 m²

Reduced headroom
14 ft²
1.3 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.

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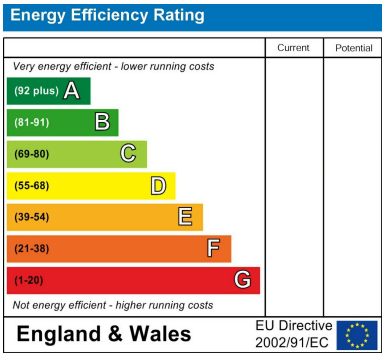

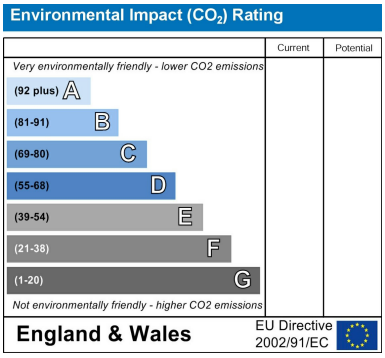

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.