

# 42 The Parks Shrewsbury SY1 4TJ



**3 Bedroom House - Terraced  
Offers In The Region Of £220,000**

## The features

- EPC RATING C
- PERFECT FOR FIRST TIME BUYER OR GROWING FAMILY
- 3 BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING AND ENCLOSED GARDEN
- EXCELLENT 3 BEDROOM HOME
- LOUNGE REFITTED KITCHEN/ DINING ROOM
- GAS CENTRAL HEATING
- VIEWING RECOMMENDED



### \*\*\* EXCELLENT 3 BEDROOM HOME \*\*\*

An opportunity to purchase this lovely three bedroom mid terrace home ideal for first time buyer or those looking to upsize.

Occupying an enviable position on this popular development on the edge of the town ideally placed for local amenities including shops, schools and recreational facilities. For commuters there is ease of access to the A5 M54 motorway network.

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

With the benefits of gas central heating, double glazing, garage, off-road parking and enclosed rear garden.

Viewing highly recommended

### Property details

#### LOCATION

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#### RECEPTION HALL

Sealed unit double glazed door to Reception Hall with radiator

#### LOUNGE

With bow window to the front, media wall with point for TV, useful storage cupboard and shelving, radiator.

#### KITCHEN/ DINING ROOM

Dining area with double opening French doors to garden, contemporary wall mounted radiator. The Kitchen is fitted with range of white high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for dishwasher, washing machine and fridge freezer. Inset 4 ring hob with oven and grill beneath tiled surrounds and eye level wall units, window and door to garden.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor with access to roof space.

#### BEDROOM 1

With window overlooking the front, built in wardrobe, radiator

#### BEDROOM 2

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, heated towel rail, window to the rear.

#### OUTSIDE

To the front is a large paved forecourt providing off road parking. The rear garden is laid to lawn with paved patio and enclosed with wooden fencing. Opposite the property is a spacious garage with additional parking.

#### 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](http://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

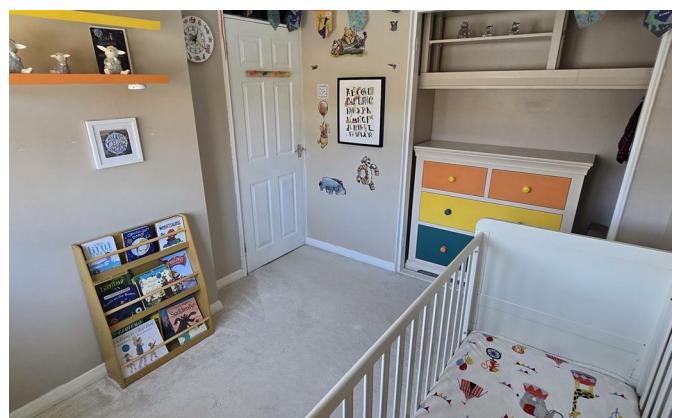
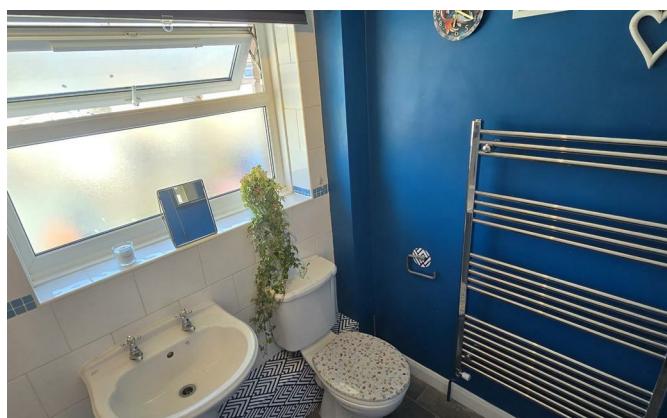
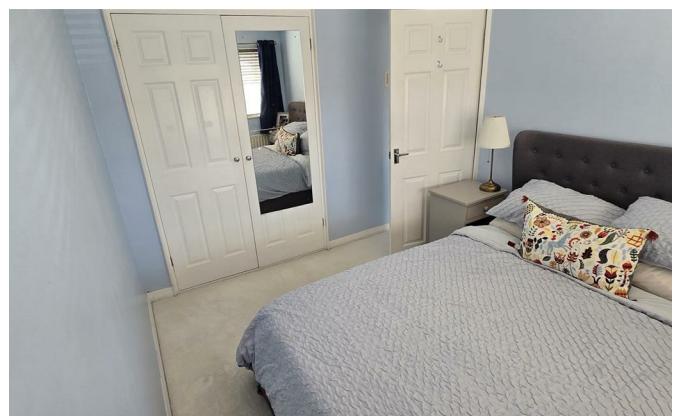
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

##### 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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## Judy Bourne

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### Get in touch

Call. 01743 361422  
Email. info@monks.co.uk  
Click. [www.monks.co.uk](http://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		
England & Wales	EU Directive 2002/91/EC	

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		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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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