

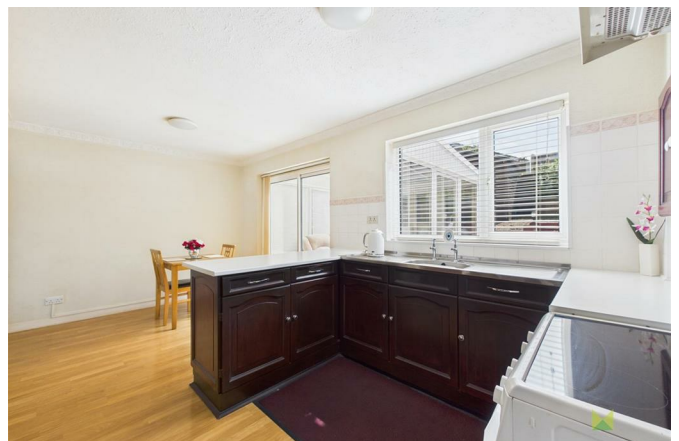
11 Walnut Drive Shrewsbury SY1 3SQ



3 Bedroom House - Semi-Detached
Guide Price £220,000

The features

- SCOPE FOR MODERNISATION
- POTENTIAL FOR SIDE EXTENSION SUBJECT TO PP
- NEARBY TO AMENITIES, SCHOOLING AND ROAD LINKS
- POPULAR RESIDENTIAL LOCATION ON EDGE OF TOWN
- NO UPWARD CHAIN
- WELL PROPORTIONED AND NEATLY KEPT
- GENEROUS RECEPTION ROOMS
- EASY FLOW OF ROOMS
- THREE BEDROOMS, BATHROOM
- EPC RATING C



*** SCOPE FOR MODERNISATION AND POTENTIAL EXTENTION***

With well-proportioned and generous accommodation, this mature semi-detached house offers an excellent flow of rooms well suited to a growing family or first time buyer.

Occupying an enviable cul de sac location ideal for commuters with ease of access to the A5/M54 motorway network. Ideally placed for amenities including shops, schools and countryside walks.

The accommodation briefly comprises Living Room, Kitchen/Dining Room, Conservatory, Three Bedrooms, Bathroom and Cloakroom.

The property has double glazing, ample driveway parking and enclosed Rear Garden. NB: There is gas central heating to the property with radiators to the ground floor and landing.

Offered for sale with no upward chain.

Property details

LOCATION

Occupying an enviable cul de sac location ideal for commuters with ease of access to the A5/M54 motorway network. Ideally placed for amenities including shops, schools and countryside walks.

Part glazed front door opens into the

LIVING ROOM

A wonderfully light and spacious room with electric fire set into surround.

OPEN PLAN KITCHEN AND DINING ROOM

The kitchen is fitted with a range of wooden fronted cabinets under contrasting work surfaces incorporating stainless steel drainer sink. Further range of matching eyelevel cupboards and space for freestanding appliances. Sliding door into the

CONSERVATORY

Offering a versatile reception room which enjoys all day around sun and doors onto the patio.

Staircase rises to the first floor landing with window to side and access to loft. Airing cupboard housing boiler.

PRINCIPAL BEDROOM

A wonderfully proportioned double bedroom with ample space for freestanding furniture window to the front enjoying open aspect from an elevated position.

BEDROOM TWO

Another generous size double bedroom with range of built-in wardrobes and window overlooking the garden.

BEDROOM THREE

A single bedroom with window to the front.

BATHROOM

Partly tiled with white suite comprising paneled bath and wash handbasin. Window to rear.

CLOAK ROOM

With low-level flush WC.

OUTSIDE

The property is approached over hard standing provide providing ample driveway parking. The front garden is planted with a variety of mature shrubs and seasonal flowering perennials offering all year round colour and interest.

The enclosed rear garden is currently laid to terrace and gravel for ease of maintenance. There is scope to

create flowerbeds, lawn or artificial grass area for a young family. Being wonderfully private and enjoying a south facing aspect.

SERVICES

We are advised that all main services are connected.

GENERAL INFORMATION

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TENURE

We are advised the property is Freehold. We 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 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 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

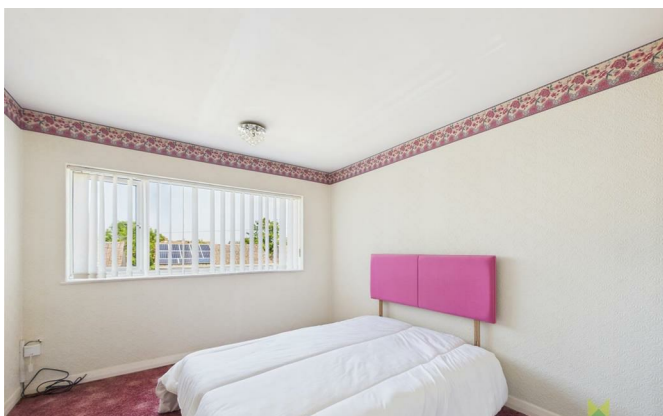
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

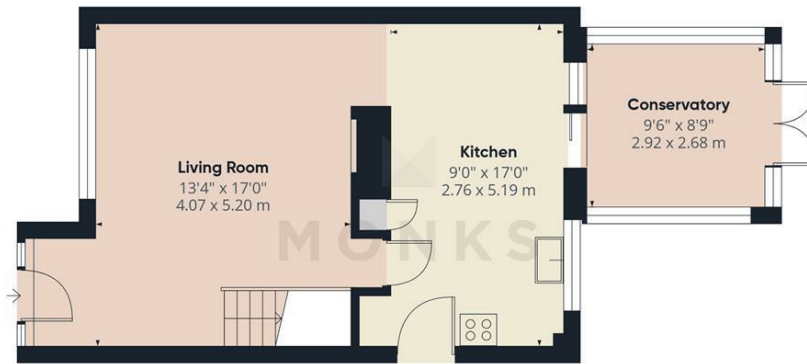
NEED TO CONTACT US

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

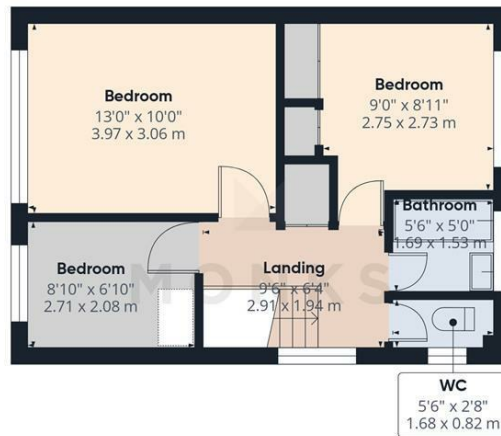
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3 Bedroom House - Semi-Detached
Guide Price £220,000





Floor 0



Floor 1

Approximate total area⁽¹⁾
888 ft²
82.5 m²

(1) Excluding balconies and terraces

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		86
(81-91) B		
(69-80) C	72	
(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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