

34 Bufton Close Shrewsbury SY3 8FH



3 Bedroom House - Semi-Detached
Offers In The Region Of £372,000

The features

- Modern and Stylist 3 Bedroom End-Terraced
- Open Plan Kitchen / Dining Room
- Downstairs WC
- Further 2 Bedrooms & Family Bathroom
- Rear and Front Gardens
- No Upward Chain
- Living Room
- Master Bedroom with en-suite Shower
- Garage & Driveway
- EPC Rating B



**** No Chain ****

A well presented and modern three bedroom home situated in the sought-after SY3 area of Shrewsbury.

This attractive property offers spacious and stylish accommodation throughout, featuring a contemporary kitchen/diner, bright living spaces, downstairs WC, 3 bedrooms, one with en-suite shower room and family bathroom.

Well maintained rear garden. Benefitting from a private driveway, integral garage, and front garden.

The home is conveniently located close to schools, local amenities, transport links and within walking distance to the town centre.

This fully functional property combines modern living with a desirable residential setting.

Offered with no upward chain.

Property details

RECEPTION HALL

With Radiator and door to Downstairs WC.

DOWNSTAIRS WC

Tiled flooring. With WC and wash hand basin. Radiator and window.

LIVING ROOM

A spacious and beautifully presented living room offering a bright and welcoming atmosphere, enhanced by large front aspect windows allowing for plenty of natural light. The room features neutral décor, soft carpeting and an attractive feature fireplace, creating a comfortable and elegant space for relaxing and entertaining. Generously proportioned, the room provides ample space for a range of furnishings and benefits from radiators and a pleasant outlook to the front.

From the living room, there is a door to opening to kitchen and dining area and a staircase with access to the first floor accommodation.

OPEN PLAN KITCHEN / DINING AREA

A bright and immaculately presented contemporary kitchen fitted with a range of high-gloss wall and base units complemented by sleek work surfaces and integrated appliances; fridge/freezer, dishwasher and washing machine/dryer. The space benefits from recessed ceiling spotlights, tiled flooring and excellent natural light from a large side aspect window, creating a fresh and airy feel throughout. Designed in a practical U-shape layout, the kitchen offers ample storage and preparation space, ideal for modern family living.

There is a dining area with french doors opening to rear garden.

MAIN BEDROOM

With two windows to the rear and one window to the front, this main bedroom provides plenty of natural light. Spacious Bedroom with two fitted wardrobes
Carpets and radiator and door to en-suite shower room

EN-SUITE SHOWER ROOM

Tiled flooring, walk-in shower, WC and wash and basin.

BEDROOM 2

Spacious bedroom with two windows, one to the front and one to the rear Fitted wardrobe. Carpets and radiator.

BEDROOM 3

Window to the rear, carpets and radiator

FAMILY BATHROOM

Tiled Flooring, bath, wash hand basin and WC. Window and radiator.

GARAGE

Garage with up and over door. Electrics and door to the back garden.

OUTSIDE

A beautifully maintained rear garden enjoying a sunny aspect. The garden is predominantly laid to lawn with well-stocked borders featuring an abundance of established shrubs, flowering plants and rose beds, creating a colourful and tranquil outdoor space. A spacious paved patio provides an

ideal seating and entertaining area, complemented by decorative planters and attractive fencing to the boundaries. Perfect for al fresco dining and family enjoyment.

To the front of the property, an attractive frontage with a neatly maintained lawn and well-stocked flower borders adding excellent kerb appeal. A driveway provides off-road parking and leads to the attached garage, while a paved pathway gives access to the covered entrance porch. The property enjoys a smart and well-presented setting within this modern residential development.

SERVICE CHARGE

There is an annual service charge of £153.46 payable for the maintenance of the landscaped communal gardens and shared areas within the development.

The service charge covers landscaped maintenance, public liability insurance, provision for general repairs, bins, inspection and maintenance of play equipment, Health & Safety risk assessments, and management company costs.

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 - 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 County's 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

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		95
(81-91) B	85	
(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 ₂) 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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