

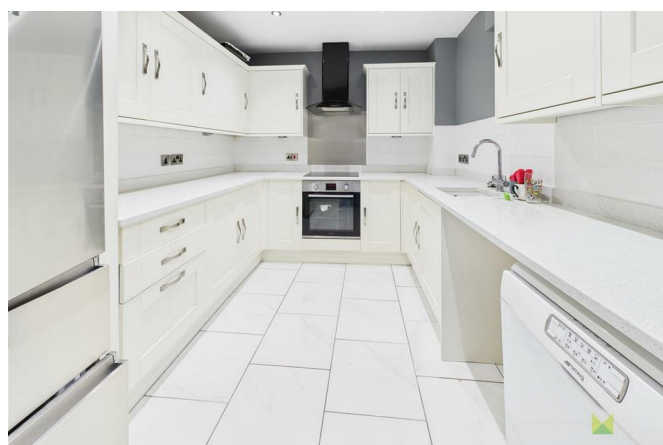
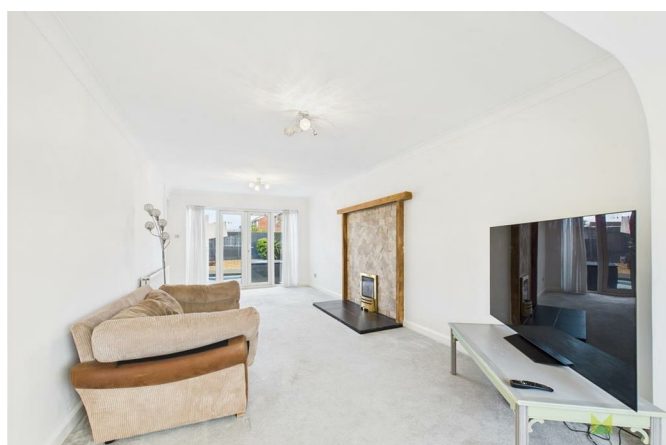
# 33 Westwood Drive Shrewsbury SY3 8YB



5 Bedroom House - Detached  
By Auction £375,000

## The features

- BEAUTIFULLY PRESENTED AND IMPROVED
- HALL, CLOAKROOM, THROUGH LOUNGE, KITCHEN AND DINING ROOM
- DRIVEWAY WITH PARKING
- SOLD BY MODERN METHOD OF AUCTION (T&C's apply)
- BUYER FEES APPLY
- ENVIABLE LOCATION CLOSE TO THE TOWN
- ADJOINING ANNEXE WITH KITCHEN, LIVING ROOM, DINING ROOM, SHOWER ROOM AND TWO BEDROOMS.
- ENCLOSED REAR GARDEN
- SUBJECT TO RESERVE PRICE
- EPC RATING C



\*\*\* FABULOUS DETACHED HOUSE WITH ANNEXE \*\*\*

**OFFERED FOR SALE BY MODERN METHOD OF AUCTION.....An excellent opportunity to purchase this truly versatile detached home which offers great living space which is ideal for a growing family, work from home or dependent relative. Having been much improved by the current owner the property must be viewed to be fully appreciated and is offered for sale with no upward chain.**

**Located in this most popular area on the Western edge of the Town with good local facilities on hand and for commuters a short drive from the A5/M54 motorway network**

**The accommodation briefly comprises lounge, dining room, kitchen, sun room, 3 bedrooms and family bathroom.**

**The property has the benefit of great flexibility of lifestyle, gas central heating, driveway and enclosed rear garden which had been laid for ease of maintenance and those who love to entertain outdoors.**

**The annexe has a lounge, kitchen dining room, 2 bedrooms and shower room.**

## Property details

### LOCATION

Located in this most popular area on the Western edge of the Town with good local facilities on hand and for commuters a short drive from the A5/M54 motorway network

### RECEPTION HALL

Entrance door open to spacious reception hall with radiator.

### CLOAKROOM

With suite comprising wc and wash hand basin set into vanity with storage beneath, complementary tiled surrounds and radiator.

### LOUNGE

A lovely light through room with window overlooking front and double opening front doors leading onto the rear garden and Sun Terrace. Feature central fireplace housing living flame fire, media point, radiators.

### DINING ROOM

With attractive LVT flooring, radiator and double opening doors to

### SUN ROOM

A fabulous addition and having great flexibility of use with lovely aspect over the garden and double opening doors to sun terrace

### KITCHEN

Attractively refitted with range of white fronted units incorporating single drainer sink with mixer tap set into Bass cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath matching range of high level wall units and space for American style fridge freezer window to the side tiled flooring.

### FIRST FLOOR LANDING

From the dining hall staircase leads to the first floor landing with access to roof space

### BEDROOM 1

A generous sized double room with window, radiator and useful storage cupboard.

### BEDROOM 2

A further double room with window, radiator and useful storage cupboard.

### BEDROOM 3

with window, radiator and useful storage cupboard.

### FAMILY BATHROOM

with suite comprising shower cubicle with direct mixer shower unit with drench head, wash hand basin, vanity drawers and WC. Modern shower boarding, radiator, window.

### OUTSIDE

The property is approached over paved driveway with parking and leading to the door to RECEPTION HALL and ADJOINING ANNEXE. The Rear Garden has a good sized paved sun terrace, with further decked terrace area. The remainder of the garden is laid with decorative chippings to ease of maintenance. The garden is enclosed with wooden fencing and an entrance gate to the rear garden of the adjoining annexe.

### ADJOINING ANNEXE

#### ENTRANCE HALL

With laminate style flooring throughout and radiator.

#### KITCHEN

A lovely light room with window to the rear. Attractively fitted with a range of modern shaker style units incorporating single drainer sink, 4 ring hob, extractor hood, oven and grill beneath. Integrated fridge freezer and space for washing machine. Tiled flooring throughout, radiator. Rear door leads to enclosed rear garden.

#### DINING ROOM

Well lit room with window to the front. Useful understairs storage cupboard and radiator. Stairs leading to FIRST FLOOR LANDING.

#### LIVING ROOM

With window to the front, useful storage cupboard, media point and radiator.

#### SHOWER ROOM

With suite comprising shower cubicle with direct mixer shower and complimentary shower boarding. Wash hand basin set into vanity drawers, WC, heated towel rail and window to rear.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

With window to the rear and Velux to the front. Radiator and leading through to

### BEDROOM TWO

With window to the rear and radiator.

### WALK IN WARDROBE

Very useful, well designed space.

### AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### 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 E - 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

## 33 Westwood Drive, Shrewsbury, SY3 8YB.

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**Approximate total area<sup>m</sup>**  
 1957 ft<sup>2</sup>  
 181.9 m<sup>2</sup>

**Reduced headroom**  
 118 ft<sup>2</sup>  
 11 m<sup>2</sup>



(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.

GIRAFFE360



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## Get in touch

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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.
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