

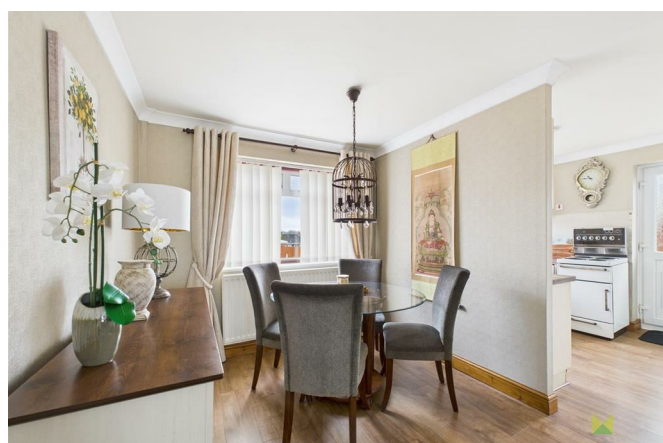
# 5 Langtree Drive Shrewsbury SY1 3SA



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £259,950**

## The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- CLOSE TO RANGE OF AMENITIES
- 3 BEDROOMS AND BATHROOM WITH SEPARATE WC
- GARDENS FOR EASE OF MAINTENANCE
- VIEWING RECOMMENDED
- ENVIABLE CUL DE SAC LOCATION
- HALL, GOOD SIZED LOUNGE, DINING ROOM AND KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE
- NO UPWARD CHAIN



**\*\*\* IMMACULATELY PRESENTED 3 BEDROOM HOME \*\*\***

An excellent opportunity to purchase this cherished 3 bedroom semi detached house which is immaculately presented and is a perfect home for first time buyer or growing family.

Occupying an enviable cul de sac position on this much sought after residential development on the edge of the Town with lovely countryside walks on hand. There are excellent facilities including shops, supermarkets, schools, recreational facilities and a regular bus service to the Town Centre along with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom and separate WC.

The property has the benefit of gas central heating, driveway with parking, garage and enclosed rear garden which has been laid for ease of maintenance.

Viewing recommended - offered for sale with no upward chain.

## Property details

### 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](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

### LOCATION

#### ENTRANCE HALL

Sealed unit double glazed door to Entrance with further door opening to

#### LOUNGE

A good sized room having window overlooking the front. Ornamental fire surround housing living flame gas fire, media point, radiator.

#### DINING ROOM

with window overlooking the rear, radiator.

#### KITCHEN

With range of cream fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for washing machine, cooker and fridge. Matching eye level wall units, window to the rear, useful larder/storage cupboard.

#### FIRST FLOOR LANDING

Stairs lead to the First Floor with window to the side, access to roof space.

#### BEDROOM 1

A generous double room with window overlooking the front, radiator.

#### BEDROOM 2

A double room with window to the rear with aspects over roof tops across to Haughmond Hill. Built in wardrobes and storage, radiator.

#### BEDROOM 3

with window to the front, built in storage, radiator.

#### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin, complementary tiled surrounds, radiator and window to the rear.

#### WC

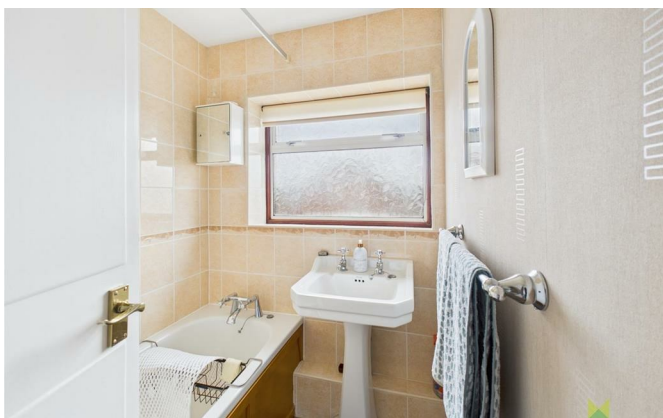
Separate WC with low flush suite, window to the side, radiator.

#### OUTSIDE

The property occupies an enviable position, tucked away in a corner location approached over driveway with parking and leading to the Garage. To the front is a gravelled courtyard. Side pedestrian access leads through to the Rear Garden which has been laid for ease of maintenance to large paved sun terrace and steps leading down to artificial turfed lawn. Enclosed with wooden fencing.

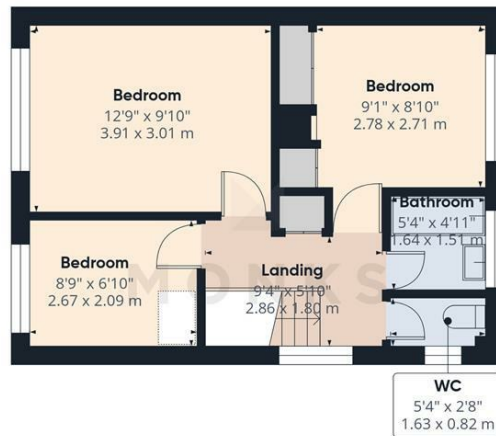
## 5 Langtree Drive, Shrewsbury, SY1 3SA.

3 Bedroom House - Semi-Detached  
Offers In The Region Of £259,950





Floor 0



Floor 1

Approximate total area<sup>m</sup>  
780 ft<sup>2</sup>  
72.5 m<sup>2</sup>

Reduced headroom  
15 ft<sup>2</sup>  
1.4 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



## 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) <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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.