

# 128 Greenfields Gardens Shrewsbury SY1 2RP



**3 Bedroom House - Semi-Detached  
Offers In The Region Of £250,000**

## The features

- PERFECT LOCATION FOR THE TOWN CENTRE AND RAILWAY STATION
- RECEPTION HALL WITH CLOAKROOM
- KITCHEN/DINING ROOM
- BATHROOM WITH SHOWER
- VIEWING HIGHLY RECOMMENDED
- ATTRACTIVELY PRESENTED 3 BEDROOM SEMI DETACHED HOUSE
- GOOD SIZED LOUNGE
- 3 BEDROOMS
- ENCLOSED GARDENS AND 2 PARKING SPACES
- EPC RATING C



### \*\*\* 3 BEDROOM SEMI DETACHED WITH TWO PARKING SPACES \*\*\*

An excellent opportunity to purchase this attractively presented 3 bedroom semi detached house, perfect for those looking to live close to the Town and all its amenities.

Being a short stroll from the Railway Station, riverside walks to the famous Shrewsbury Quarry along with local amenities including general store, take aways, public houses and primary school.

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

The property has the added benefit of gas central heating, double glazing, gardens to the front and rear and the plus point of a driveway immediately to the side with private parking for two cars.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in this sought after location ideally placed a short stroll from the Railway Station and Town Centre. There are good local facilities on hand including primary schools, supermarket, restaurants and public houses along with ease of access to the A5/M54 motorway network.

### ENTRANCE HALL

Covered entrance with door leading to Hall with radiator.

### CLOAKROOM

with WC and wash hand basin, window to the front, radiator.

### LOUNGE

having window to the front, media point, radiator.

### KITCHEN/DINING ROOM

Dining Area with double opening French doors leading onto the garden, useful under stairs pantry storage cupboard, 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 inset 4 ring hob with extractor hood over and oven and grill beneath, space for appliances, tiled surrounds and matching eye level wall units, window overlooking the garden.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with access to roof space off which lead.

### BEDROOM 1

with window to the front, built in wardrobe and radiator.

### BEDROOM 2

with window to the rear, built in wardrobe and radiator.

### BEDROOM 3

with window to the front, built in shelving and storage cupboard, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.radiator, window to the rear.

### OUTSIDE

The property occupies an enviable position on the

edge of this popular development and is approached through wrought iron gate to the front garden area which is well stocked with flower and shrub beds. The Rear Garden is laid to lawn with paved surround and seating area and enclosed with wooden fencing with pedestrian gate leading to the PRIVATE DRIVEWAY which lies to the side of the house with parking for two cars. Two garden storage sheds.

### 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 mains electric, water and drainage are connected with gas fired central heating.

#### 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

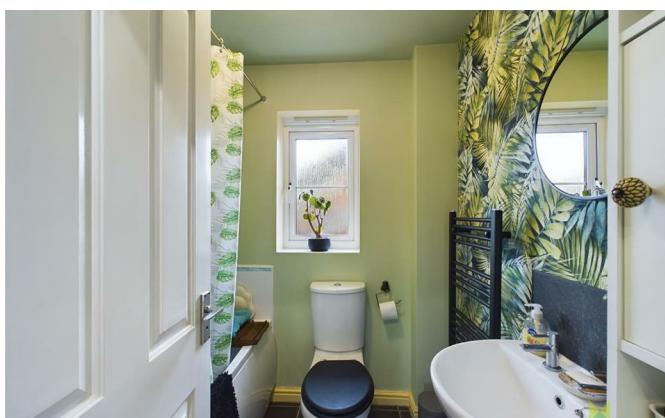
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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## Judy Bourne

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## Get in touch

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## Shrewsbury office

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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		91
(81-91) B	77	
(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		
(55-68) D		
(39-54) E		
(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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