

51 Broadhead Drive Shrewsbury SY1 4FB



5 Bedroom House - Detached
Offers In The Region Of £405,000

The features

- EXCELLENT 5 BEDROOM DETACHED FAMILY HOME
- RECEPTION HALL, CLOAKROOM, LOUNGE, FAMILY ROOM/HOME OFFICE
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION CLOSE TO AMENITIES
- IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN, UTILITY ROOM
- 4 FURTHER BEDROOMS AND FAMILY BATHROOM
- PRIVATE REAR GARDEN BORDERED BY WOODLAND
- EPC RATING B



***** PERFECT HOME FOR GROWING FAMILY AND ENTERTAINING *****

An excellent opportunity to purchase this deceptively spacious 5 bedroom detached home offering versatile living ideal for today's modern lifestyle of a growing family, work from home and those who love to entertain.

Occupying an enviable position on the edge of this popular development, bordered to the side by open space and to the rear offering a great level of privacy with adjacent woodland area. Ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Cloakroom, good sized Lounge, Family Room/Home Office, impressive open plan Living/Dining/Kitchen, Utility Room, Principal Bedroom with en suite, 4 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and private enclosed rear garden.

Viewing essential.

Property details

LOCATION

Occupying an enviable position on the edge of this popular development, bordered to the side by open space and to the rear offering a great level of privacy with adjacent woodland area. Ideally placed for commuters with ease of access to the A5/M54 motorway network.

RECEPTION HALL

Covered entrance with door opening to Reception Hall, wooden effect floor covering, radiator.

CLOAKROOM

with WC and wash hand basin, radiator.

LOUNGE

A generous sized room with window overlooking the front, media point, radiator.

FAMILY ROOM/HOME OFFICE

A versatile room with window overlooking the front, radiator.

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

The perfect room for today's modern lifestyle - growing family and those who love to entertain.

Living/Dining area having double opening French doors leading on the sun terrace and garden. Radiator. Peninsular divide with breakfast bar overhang to the Kitchen which is attractively fitted with range of white fronted high gloss units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having space beneath for dishwasher. Inset 4 ring hob with extractor hood over and double oven and grill beneath, space for fridge/freezer, complementary eye level wall units, LVT tile effect flooring throughout, window overlooking the garden.

UTILITY ROOM

with continuation of units with work surfaces over and extending to the side with space for appliances, continuation of flooring, radiator and door to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing, airing cupboard and access to roof space.

PRINCIPAL BEDROOM

A generous double room with window to the front, wardrobe recess, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

BEDROOM 2

Another generous sized double room with window to the front, wardrobe recess, radiator.

BEDROOM 3

with window to the rear with pleasant wooded aspect beyond, radiator.

BEDROOM 4

again with window to the rear with wooded aspect, radiator.

BEDROOM 5

with window to the rear with outlooks over wooded aspect, radiator.

FAMILY BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property occupies an enviable position at the rear of this popular development with lovely open space to the side and bordered by woodland area. Approached over driveway with parking and leading to the Garage.

The Front Garden is laid to lawn and enclosed with hedging. The Rear Garden is a particular feature of the property with large gravelled sun terrace adjacent to the Living/Dining/Kitchen being ideal for those who love to outdoor entertain.. Shaped lawn with flower and shrub beds and barked area ideal for children's play area. The garden offers a great level of privacy being enclosed with wooden fencing and bordered by woodland area.

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 D - 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

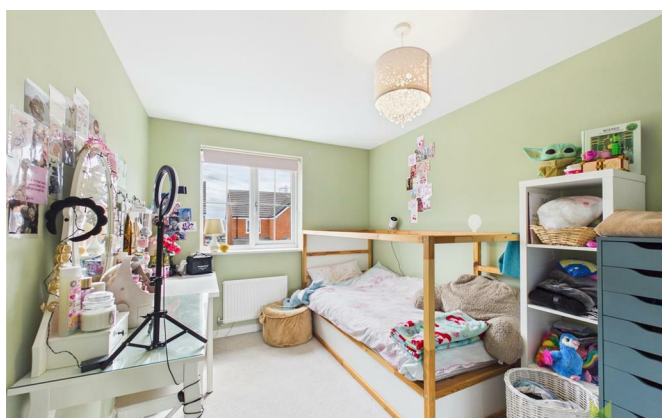
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

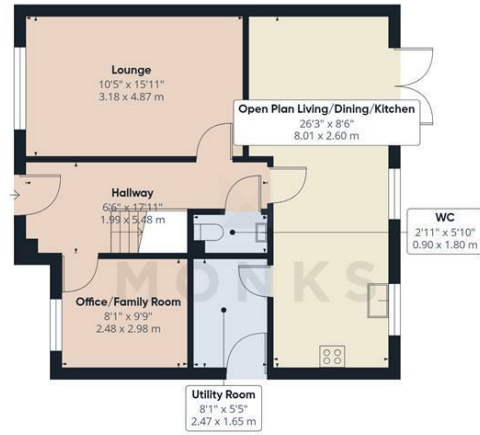
NEED TO CONTACT US

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

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Floor 0



Floor 1



Approximate total area[®]
1294 ft²
120.3 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		93
(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 (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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- 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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