

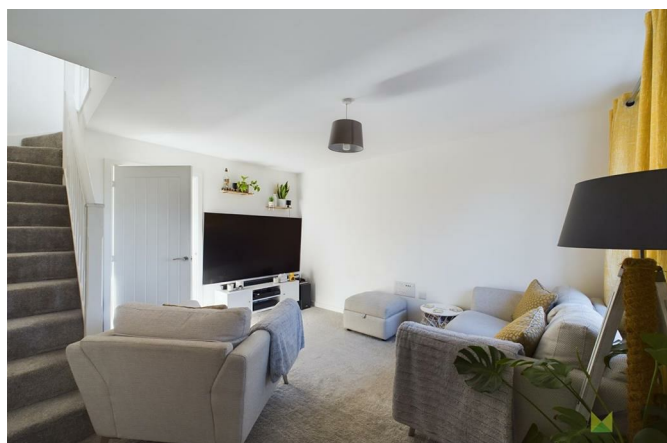
5 Cooke Drive Oteley Road Shrewsbury SY2 6GJ



2 Bedroom House - Semi-Detached
Offers In The Region Of £235,000

The features

- CHAIN FREE - EXCELLENT TWO BEDROOM SEMI DETACHED HOUSE
- PERFECT FOR FIRST TIME BUYERS
- TWO GENEROUS DOUBLE BEDROOMS AND BATHROOM
- GOOD SIZED ENCLOSED GARDEN
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION ON EDGE OF POPULAR DEVELOPMENT
- LOUNGE, KITCHEN/DINING ROOM WITH APPLIANCES, CLOAKROOM
- DRIVEWAY WITH PARKING FOR TWO CARS
- IDEALLY PLACED FOR COMMUTERS WITH EASE OF ACCESS TO A5/M54 MOTORWAY NETWORK
- EPC RATING B



*** NO ONWARD CHAIN - 2 DOUBLE BEDROOM SEMI DETACHED HOUSE ***

An excellent opportunity to purchase this recently constructed 2 bedroom semi detached house, perfect for first time buyers.

Occupying an enviable position on the edge of this much sought after location, ideally placed for local amenities and ease of access to the Town Centre and A5/M54 motorway network.

The accommodation briefly comprises Lounge, Kitchen / Dining Room with appliances, Cloakroom, 2 double Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking for two cars and lovely enclosed rear garden.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position right on the edge of this popular development set back from the road on a small cul-de-sac. Perfect for commuters with ease of access to the A5/M54 motorway network and lovely walks through the nearby Reabrook Conservation area. There are excellent facilities on hand including primary and secondary schools, supermarkets and recreational facilities.

LOUNGE

with window overlooking the front, media point, radiator.

INNER LOBBY AND CLOAKROOM

with useful under stairs storage cupboard. CLOAKROOM with WC and wash hand basin, radiator.

KITCHEN/DINING ROOM

The Dining area has double opening French doors opening onto the rear garden, radiator. Kitchen fitted with range of 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 oven and grill beneath and extractor hood, washing machine and fridge/freezer with matching fascia panels. Eye level wall units, wooden effect flooring, window to the rear.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

BEDROOM 1

A generous double room having two windows to the front, media point, radiator.

BEDROOM 2

Another generous sized double room with window to the rear, radiator.

BATHROOM

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

OUTSIDE

The property occupies an enviable position set back from the road over a shared driveway and leading to the driveway with parking for two cars. Side pedestrian access to the enclosed Rear Garden which is of a good size, laid to paved sun terrace, garden laid to lawn and enclosed with wooden fencing.

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

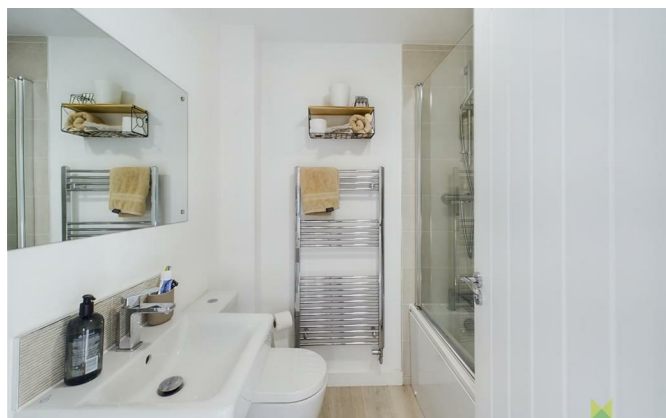
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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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		97
(81-91) B	83	
(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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- 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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