

7 Harvey Gardens Shrewsbury SY2 5TG



3 Bedroom House - Semi-Detached
Offers In The Region Of £179,950

The features

- UPVC DOUBLE GLAZING, SOLAR PANELS & GAS CENTRAL HEATING
- LOUNGE
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- RECEPTION HALL WITH WC
- MODERN KITCHEN DINER
- FAMILY BATHROOM
- PARKING FOR TWO CARS
- NO UPWARD CHAIN



A modern and deceptively spacious three bedroom semi-detached house which occupies an enviable position tucked away in this quiet residential location. This property would be of interest to a number of potential purchasers and early inspection is recommended by the agent for the property and location to be fully appreciated. The accommodation briefly comprises: Entrance Hall, Downstairs WC, Lounge, Kitchen/Diner. First floor landing, Three bedrooms, Family Bathroom. Easy to maintain enclosed Rear Garden and Two Allocated Parking Spaces. The property also benefits Double Glazing, Solar Panels and Gas Fired Central Heating. Offered for sale with No Upward Chain.

Property details

Situated on the Eastern edge of the Town Centre, which has excellent facilities on hand including Shops, Schools, Doctors, Public House, Church, regular bus service to the Town Centre and easy access to the A5/M54 motorway network.

RECEPTION HALL

with radiator.

WC

with low flush WC and wash hand basin, tiled surrounds, radiator.

LOUNGE

12'3" x 12'2" (3.75m x 3.71m)

with window overlooking the front, TV and telephone points, radiator.

KITCHEN DINER

DINER

11'2" x 9'3" (3.41m x 2.84m)

Dining area with storage cupboard, double opening French doors leading to Garden, radiator.

KITCHEN

11'2" x 5'10" (3.41m x 1.79m)

Kitchen area fitted with modern range of units incorporating single drainer sink unit set into base cupboard. Further range of cupboards and drawers with round edge work surfaces over and having space beneath for washing machine and fridge/freezer. Inset 4 ring hob unit with oven and grill beneath and extractor hood over. Tiled surrounds and matching range of eye level wall units. Window to the rear, tiled floor.

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

BEDROOM ONE

12'0" x 8'9" (3.68m x 2.68m)

with window overlooking the front, radiator.

BEDROOM TWO

11'5" x 8'9" (3.49m x 2.67m)

with window to the rear, radiator.

BEDROOM THREE

8'0" x 6'4" (2.46m x 1.95m)

with window to the rear, radiator.

BATHROOM

6'4" x 5'11" (1.94m x 1.81m)

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

OUTSIDE

To the front is a forecourt area with parking. The rear garden is laid to lawn with paved sun terrace and enclosed wooden fencing.

TENURE

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

GENERAL

FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

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

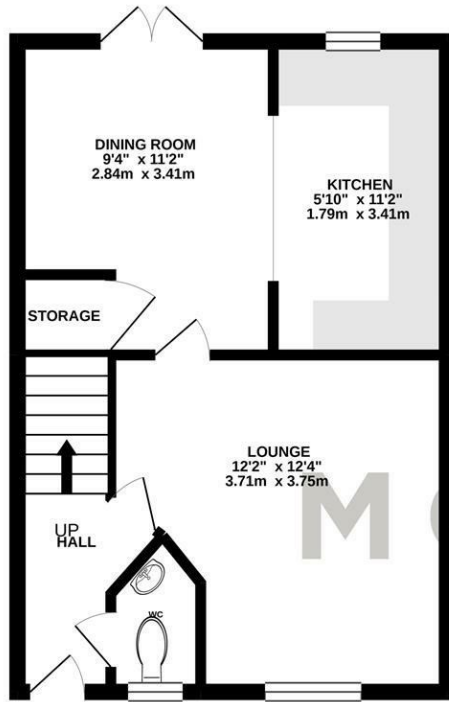
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 3.00pm on Sunday, maximising every opportunity to find your new home.

7 Harvey Gardens, Shrewsbury, SY2 5TG.

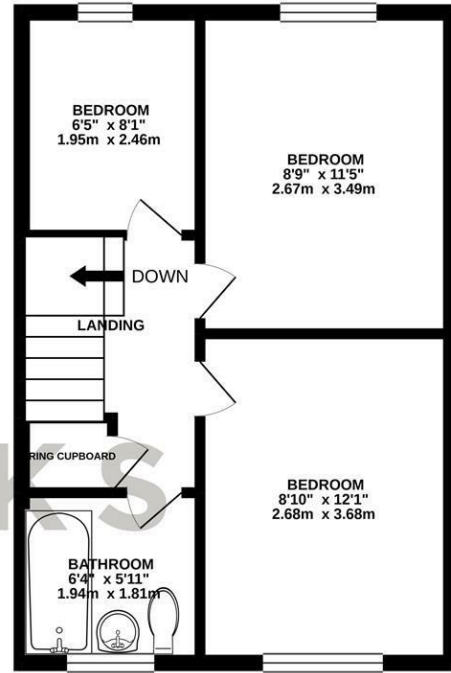
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GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	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	EU Directive 2002/91/EC

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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

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.

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