

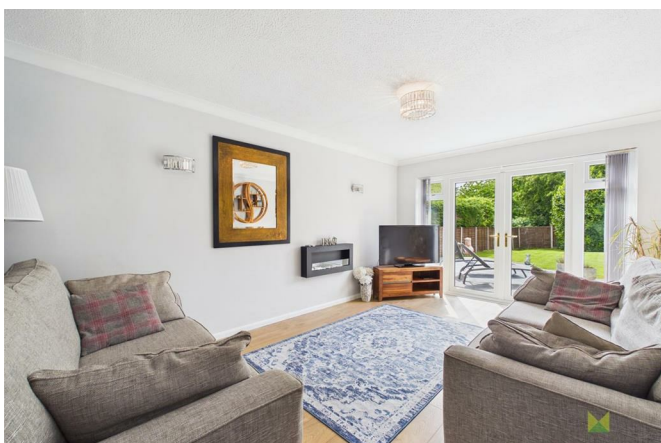
# 82 White Hart Shrewsbury SY3 7TE



4 Bedroom House - Detached  
Offers In The Region Of £395,000

## The features

- IMPRESSIVE 4 BEDROOM DETACHED FAMILY HOME
- SURROUNDED BY THE REABROOK CONSERVATION AREA
- DINING ROOM, ATTRACTIVE KITCHEN AND UTILITY
- LOVELY WALLED REAR GARDEN, PARKING AND GARAGE
- EPC RATING C
- TUCKED AWAY IN A LOVELY PRIVATE LOCATION OF JUST 4 HOMES
- RECEPTION HALL WITH CLOAKROOM, GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE, 3 FURTHER BEDROOMS
- VIEWING HIGHLY RECOMMENDED



**\*\*\* 4 BEDROOM HOME - QUIET TUCKED AWAY LOCATION \*\*\***

An excellent opportunity to purchase this immaculately presented and improved 4 bedroom detached home, perfect for a growing family or those looking to downsize yet still require space.

Occupying a truly enviable tucked away location on a private drive of just 4 homes in the heart of this much sought after development which is surrounded by the beautiful Reabrook Conservation area. There are excellent facilities on hand including shops, schools and is a pleasant stroll from the vibrant Coleham community and Town Centre.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge with french doors to sun terrace, Dining Room with French doors to patio, attractive Kitchen, Utility Room, Principal Bedroom with en suite Shower Room, 3 further Bedrooms and Shower Room.

The property has the benefit of gas central heating, driveway with ample parking, garage and lovely walled rear garden.

Viewing highly recommended.

## Property details

### LOCATION

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### RECEPTION HALL

Sealed unit double glazed entrance door to Reception Hall, wooden effect floor covering, radiator.

### CLOAKROOM

with wash hand basin set into vanity with storage, WC. Radiator and window to the front.

### LOUNGE

A good sized room with double opening French doors leading onto the garden and sun terrace, wooden effect flooring, media point, radiator. Double opening doors to

### DINING ROOM

A lovely light room with double opening French doors leading onto the front garden, wooden effect flooring, radiator.

### KITCHEN

Attractively fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath, double oven and grill with storage above and below, tiled surrounds and matching eye level wall units. Window overlooking the garden, radiator and opening through to

### UTILITY ROOM

with fitted worksurface with space beneath for appliances, window to the garden, radiator.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

### BEDROOM 1

having window to the front, wooden effect flooring, radiator.

### EN SUITE SHOWER ROOM

with shower cubicle with direct mixer unit, wash hand basin, continuation of wooden flooring.

### BEDROOM 2

with window to the front, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BEDROOM 4

with window to the rear, radiator.

### FAMILY SHOWER ROOM

fitted with suite comprising shower cubicle with direct mixer shower and drench head, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

The property occupies a truly enviable location, tucked away down a private drive of just four homes and is approached over driveway with parking for several cars and leading to the Garage. The Front Garden is laid to two lawned areas with mature hedging. Side pedestrian access leads to the lovely private walled rear garden, attractively laid to good sized lawn with flower and shrub beds and two generous sized decked sun terrace areas which are ideal for those who love to entertain outdoors.

### 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](http://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

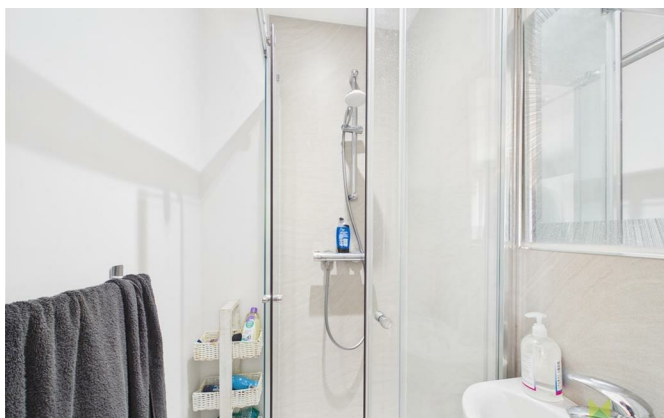
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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4 Bedroom House - Detached  
Offers In The Region Of £395,000





## 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

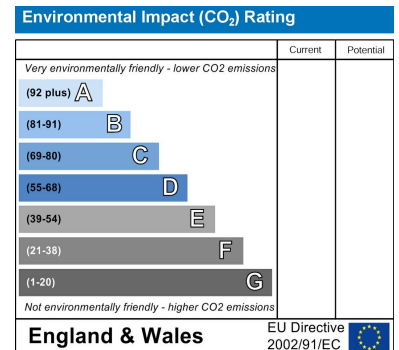
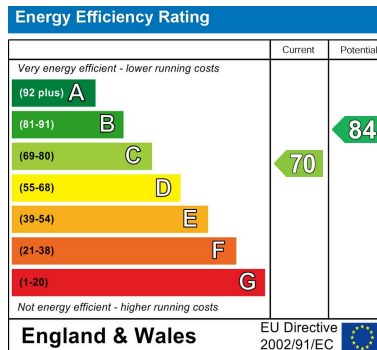
## Shrewsbury office

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



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