

10 Llewellyn Place Shrewsbury SY3 8QY



2 Bedroom Apartment - Duplex
Offers In The Region Of £235,000

The features

- IMPRESSIVE DUPLEX TOWN HOME
- GOOD SIZED LOUNGE/DINING ROOM
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN SUITE
- COMMUNAL GARDEN AND ALLOCATED PARKING
- VIEWING HIGHLY RECOMMENDED
- MUCH SOUGHT AFTER LOCATION CLOSE TO AMENITIES
- ATTRACTIVE KITCHEN/BREAKFAST ROOM
- FURTHER DOUBLE BEDROOM AND BATHROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING C



***** FABULOUS DUPLEX HOME IN THIS MUCH SOUGHT AFTER LOCATION *****

An excellent opportunity to purchase this impressive home which offers spacious and versatile accommodation over two floors which truly must be viewed to be fully appreciated.

Set in the heart of this much sought after Conservation Area on the edge of the Town Centre a short stroll from local amenities, the famous Shrewsbury Quarry and Railway Station for commuters.

The accommodation briefly comprises Reception, good sized Lounge/Dining Room, attractive Breakfast Kitchen, Bedroom and Bathroom, Second Floor Principal Bedroom, Dressing and Shower Room.

The property has the benefit of allocated parking and communal Garden area.

Viewing essential and offered for sale with no upward chain.

Property details

LOCATION

Set in the heart of this much sought after Conservation Area on the edge of the Town Centre a short stroll from local amenities, the famous Shrewsbury Quarry and Railway Station for commuters.

ENTRANCE HALL

Wooden entrance door opens to Reception with radiator and staircase leading up to the First Floor Landing with storage cupboard.

LOUNGE/DINING ROOM

A lovely light room with two windows overlooking the front, media point, radiator.

KITCHEN

Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated fridge/freezer and dishwasher, 4 ring gas fired hob with extractor hood over and oven and grill beneath, tiled surrounds and range of eye level wall units. Tiled flooring, space for breakfast table, radiator, windows to the front and side.

BEDROOM 2

a double room with window to the side, built in double wardrobe, radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator.

FIRST FLOOR LANDING

Staircase leads to the Second Floor Landing off which lead

BEDROOM 1

A generous double room with window to the front, built in double wardrobe, media point, radiator.

WALK IN WARDROBE

With hanging rail and ample storage.

SHOWER ROOM

with suite comprising shower cubicle with electric shower unit, wash hand basin set into vanity unit with storage and WC. Complementary tiled surrounds, window to the side, radiator.

UTILITY STORE

with space for appliances and additional storage.

OUTSIDE

The property is approached over a paved pathway and has a communal garden area and provides a pleasant seating area adjacent. Allocated parking space directly to the front of the property.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 999 year lease, with 980 remaining. The annual ground rent is nil and the annual service charge including buildings insurance is £720 as at 2026. 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 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](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

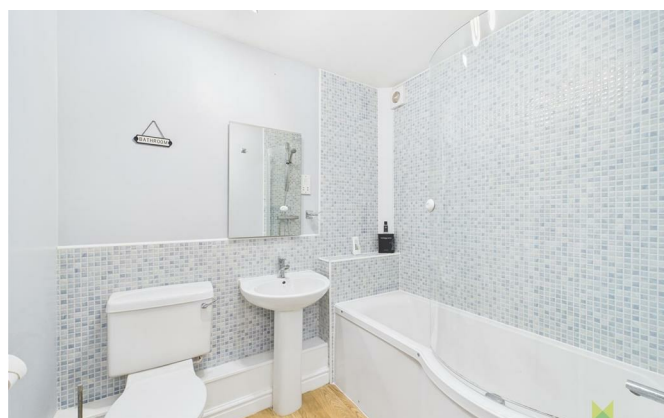
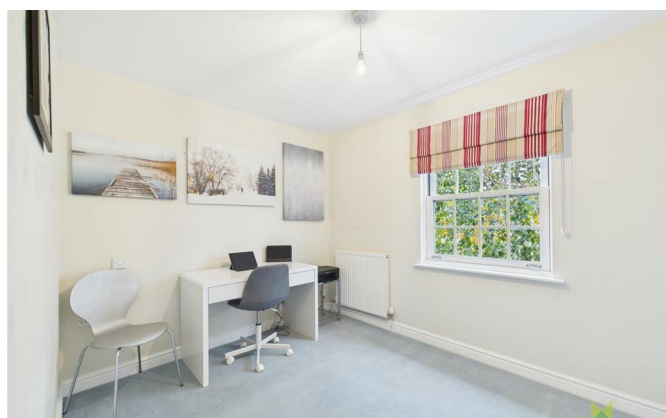
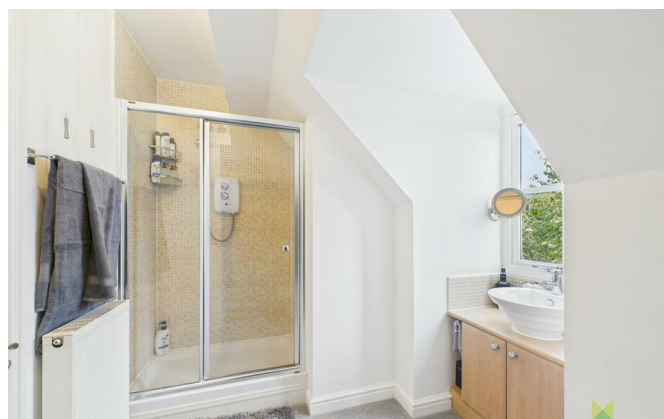
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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Get in touch

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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		
(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	

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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