

# 6 Kingston Drive Shrewsbury SY2 6SB



4 Bedroom House - Detached  
Offers In The Region Of £390,000

## The features

- DECEPTIVELY SPACIOUS DETACHED FAMILY HOME
- 4 GENEROUS DOUBLE BEDROOMS WITH WARDROBES
- GOOD SIZED LOUNGE, DINING ROOM, CONSERVATORY
- DRIVEWAY WITH PARKING, GARAGE
- VIEWING RECOMMENDED
- ENVIABLE AND SOUGHT AFTER LOCATION
- CLOAKROOM AND FAMILY SHOWER ROOM
- LARGE KITCHEN AND UTILITY
- ENCLOSED REAR GARDEN
- EPC RATING E



### \*\*\* 4 DOUBLE BEDROOM DETACHED FAMILY HOME \*\*\*

This excellent 4 bedroom detached home offers deceptively spacious accommodation, perfect for a growing family or those looking to downsize with space and is offered for sale with no upward chain.

Occupying an enviable position on the edge of this much sought after development which is ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, college, shops, supermarkets and walks along the nearby Mere.

The accommodation briefly comprises Entrance with Cloakroom, good sized Lounge, Dining Room, Conservatory, large Kitchen, Utility and rear entrance, 4 generous double Bedrooms and Shower Room, offering some scope for modernisation.

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

Viewing recommended.

## Property details

### LOCATION

Occupying an enviable position on the edge of this much sought after development which is ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, college, shops, supermarkets and walks along the nearby Mere.

### ENTRANCE

Double glazed entrance door opening to Entrance vestibule with door to

### CLOAKROOM

with WC and wash hand basin, window to the front, radiator.

### LOUNGE

A good sized room with bow window overlooking the front and further window to the side. Ornamental fire surround with living flame fire, media point, radiators. Doors opening to

### DINING ROOM

with radiator. Patio doors to

### CONSERVATORY

being of brick and sealed unit double glazed construction and double doors opening to the garden, tiled floor, radiator.

### KITCHEN/BREAKFAST ROOM

with range of shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and storage beneath. Eye level double oven with cupboards above and below, tiled surrounds and matching eye level wall units. Ample space for breakfast table, radiator.

### UTILITY ROOM

with ample space for appliances, window to the side, tiled floor, radiator, personal door to Garage and door to

### REAR ENTRANCE

with useful storage cupboards, tiled floor, door to the garden.

### FIRST FLOOR LANDING

Enclosed staircase from the Lounge leads to the First Floor Landing with access to roof space and Airing Cupboard and off which lead

### BEDROOM 1

A very generous double room with window overlooking the front, built in double wardrobe, radiator.

### BEDROOM 2

another double room with window to the front, built in double wardrobe, radiator.

### BEDROOM 3

Another double room with window overlooking the garden, range of fitted wardrobes, radiator.

### BEDROOM 4

with window to the rear, built in double wardrobe, radiator.

### SHOWER ROOM

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

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting and personal door to the Utility.

The Front garden is laid to lawn with flower and shrub beds. Side pedestrian access leads around to the good sized rear garden which has a large paved sun terrace, lawn with flower and shrub beds and enclosed with fencing and offers a good level of privacy being well screened to the rear.

### 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 E - 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

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**Approximate total area<sup>m</sup>**  
 1451 ft<sup>2</sup>  
 134.9 m<sup>2</sup>

**Reduced headroom**  
 15 ft<sup>2</sup>  
 1.4 m<sup>2</sup>



(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 5 ft/1.5 m

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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## Get in touch

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## Shrewsbury office

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 Shrewsbury, Shropshire, SY1

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 54, Potential: 71

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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