

# 18 Wilfred Owen Close Shrewsbury SY2 5BY



**4 Bedroom House - Terraced  
Offers In The Region Of £320,000**

## The features

- IMPRESSIVE 4 BEDROOM TOWN HOUSE
- BREAKFAST KITCHEN, LIVING ROOM & CONSERVATORY
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- PARKING FOR ONE CAR AND VISITOR PARKING\*
- VERSATILE ACCOMODATION
- PERFECT FOR A GROWING FAMILY
- SOLAR PANELS AND BATTERY STORAGE
- 3 FURTHER GENEROUS BEDROOMS AND BATHROOM
- ENVIALE LOCATION CLOSE TO TOWN
- EPC RATING A



#### \*\*\* 4 BEDROOM TOWN HOUSE WITH GARAGE \*\*\*

An excellent opportunity to purchase this Town House offering spacious and versatile living over 3 floors.

Occupying an enviable position a short stroll from the Town Centre, riverside walks and Railway Station with good local facilities on hand. There is also ease of access for commuters to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge/Dining Room, Conservatory, Kitchen/Breakfast Room, 2 double Bedrooms and Bathroom on the First Floor, Principal Bedroom and en suite and further double Bedroom on the Second Floor.

The property has the benefit of Solar Panels, gas central heating, double glazing, Garage and allocated parking for one car along with shared visitor parking, Courtyard style garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position on this small development located in the heart of this most popular Conservation area, a short stroll from the Town Centre and all of its amenities. For commuters there is ease of access to the A5/M54 motorway network and a short distance from the Railway Station. Abbey Foregate is a thriving community with excellent facilities on hand including shops, supermarkets, churches, restaurants, cafes and public houses.

### RECEPTION HALL

Covered entrance and door opening to Reception Hall, tiled floor, radiator.

### CLOAKROOM

with WC and wash hand basin, tiled floor, radiator.

### LOUNGE/DINING ROOM

with oak boarded floor, media point, radiator. Double opening French doors to

### CONSERVATORY

with brick and sealed unit double glazed construction and French door to garden, wooden effect flooring.

### KITCHEN/BREAKFAST ROOM

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 space beneath for appliances. Inset 4 ring hob with extractor hood over and double oven and grill beneath, tiled surrounds and eye level wall units. Breakfast area with window to the front, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the front.

### BEDROOM 2

A generous double room with window overlooking the rear, two fitted double wardrobes with hanging rail and shelving, radiator.

### BEDROOM 3

with window to the front, radiator.

### SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### SECOND FLOOR LANDING

Staircase continues to the Second Floor off which lead

### PRINCIPAL BEDROOM

Another generous double room with window overlooking the rear, fitted double wardrobes with hanging rails and shelving, radiator.

### EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer

shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### BEDROOM 4

with window to the front, radiator. Built in storage cupboard.

### OUTSIDE

The property is approached over pathway with gravelled forecourt well stocked with shrub beds. The Rear Garden has been laid for ease of maintenance with large paved sun terrace, graved seating area with raised beds and enclosed with wooden fencing.

### GARAGE

The garage is separate from the house and has its own electric supply. It has a leasehold title with a 999 year lease starting 2007.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We have been advised there is a service charge of £25.00 per month payable for the maintenance of communal spaces. 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

## 18 Wilfred Owen Close, Shrewsbury, SY2 5BY.

4 Bedroom House - Terraced  
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## Judy Bourne

**Director at Monks**  
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### Get in touch

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### Shrewsbury office

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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	94	96
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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