

47 Hendrick Crescent Shrewsbury SY2 6JF



**3 Bedroom House - Detached
Offers In The Region Of £330,000**

The features

- ENVIALE LOCATION WITH OPEN ASPECT TO THE FORE
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED.
- GENEROUS 3 DOUBLE BEDROOM DETACHED HOUSE
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM WITH APPLIANCES
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING AND GARAGE AND ENCLOSED REAR GARDEN
- EPC RATING B



*** EXCELLENT 3 BEDROOM DETACHED HOUSE ***

An opportunity to purchase this immaculately presented, 3 double bedroom detached house which is perfect for buyers looking to both up or downsize.

Occupying an enviable position tucked away on the edge of this popular development with open aspect to the fore. Ideally placed for commuters with ease of access to the A5/M54 motorway network and a short stroll from the local primary school, supermarket and independent store.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, attractively fitted Kitchen/Dining Room, Principal Bedroom with en suite, 2 further double Bedrooms and family Bathroom.

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

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable position tucked away on the edge of this popular development with open aspect to the fore. Ideally placed for commuters with ease of access to the A5/M54 motorway network and a short stroll from the local primary school, supermarket and independent store.

RECEPTION HALL

Large covered entrance with door opening to Reception Hall, LVT flooring, radiator.

CLOAKROOM

with WC and wash hand basin, tiled surrounds, radiator, window to the side.

LOUNGE

A good sized Lounge having walk in bay window overlooking the front, media point, radiator. Useful under stairs storage cupboard.

KITCHEN/DINING ROOM

Dining area with double opening French doors to the garden, radiator. The Kitchen is attractively 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 integrated dishwasher, washing machine and fridge freezer each with matching facia panel. Inset 4 ring hob with extractor hood over and eye level oven with storage above and below. Window overlooking the garden, LVT flooring throughout.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side, Airing Cupboard with gas central heating boiler, access to roof space.

PRINCIPAL BEDROOM

A generous double room having window overlooking the front, media point, radiator.

EN SUITE SHOWER ROOM

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

BEDROOM 2

Another generous double room with window overlooking the rear, radiator.

BEDROOM 3

A double room with window overlooking the rear, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property occupies an enviable position tucked away on the edge of this popular development and benefitting from an open aspect to the fore. Approached over driveway with parking and leading to the Garage with up and over door, power and lighting and personal door to the garden. The Front Garden is laid to lawn and enclosed with hedging. Side pedestrian access leads around to the Rear Garden which has a paved sun terrace and garden area laid to lawn with shrub beds.

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 D - 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 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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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	
(81-91) B	83	
(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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