

55 Westbury Road Shrewsbury SY1 3HT



3 Bedroom House - Semi-Detached
Offers In The Region Of £265,000

The features

- IMMACULATE PRESENTED 3 BEDROOM SEMI DETACHED HOUSE
- ENTRANCE, GOOD SIZED LOUNGE WITH FEATURE LOG BURNER
- 3 BEDROOMS AND RE-FITTED SHOWER ROOM
- ENCLOSED REAR GARDEN
- ENVIALE LOCATION WITH GOOD AMENITIES
- MUCH IMPROVED AND VIEWING HIGHLY RECOMMENDED
- ATTRACTIVE RE-FITTED KITCHEN/DINING ROOM
- IMPRESSIVE COVERED OUTDOOR DINING/ENTERTAINING AREA
- DRIVEWAY WITH PARKING AND LARGE STORAGE AREA
- EPC RATING TBC



***** EXCELLENT 3 BEDROOM HOME WITH OUTDOOR ENTERTAINING AREA *****

An opportunity to purchase this immaculately presented, 3 bedroom semi detached house which has been much improved by the current owner and is perfect for a growing family and those who love to entertain.

Occupying an enviable position on the edge of the Town in this much sought after location ideally placed for amenities including shops, schools, supermarkets, recreational facilities and lovely countryside walks. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance, Lounge with feature cast iron log burner, re-fitted Kitchen/Dining Room, 3 Bedrooms and modern Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking, enclosed rear garden with excellent covered outdoor dining and entertaining area.

Viewing highly recommended.

Property details

LOCATION

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ENTRANCE

Composite door with glazed side screen opens to Entrance vestibule with wooden flooring, door to

LOUNGE

A lovely room having bow window overlooking the front, chimney breast housing cast iron log burner, media point, radiator. Wooden floor covering and double opening doors to

KITCHEN/DINING ROOM

The Dining Room has recently fitted patio doors opening onto the covered entertaining area and garden, radiator. Peninsular divide with breakfast bar seating overhang to

The Kitchen which is attractively fitted with range of cream fronted high gloss 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 for range of appliances including cooker, washing machine and dishwasher. Tiled surrounds and eye level wall units. Pantry cupboard with shelving, window overlooking the garden and door to the side.

FIRST FLOOR LANDING

Staircase leads to the First Floor with window to the side, Linen cupboard and access to roof space.

BEDROOM 1

A generous double room with window overlooking the front, built in wardrobes with floor to ceiling mirror fronted sliding doors, radiator.

BEDROOM 2

another double room with window to the rear, radiator, built in storage cupboard and display shelving.

BEDROOM 3

with window to the front, radiator.

SHOWER ROOM

Attractively re-fitted with suite comprising shower cubicle with direct mixer shower unit with drench head, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, radiator, windows to the side and rear.

OUTSIDE

The property is approached over driveway with parking and gravelled forecourt area. Double gates give access to the side and large covered area which is ideal for storage of motorcycle, bikes, tools etc.

A solid oak veranda with a decorative trellis runs around the rear and side of the property and provides a large outdoor dining/entertaining area with shaped lawn with flower and shrub beds. Enclosed with wooden fencing.

There is planning consent to extent the property with a room to the rear and a utility to the side of the property.

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 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

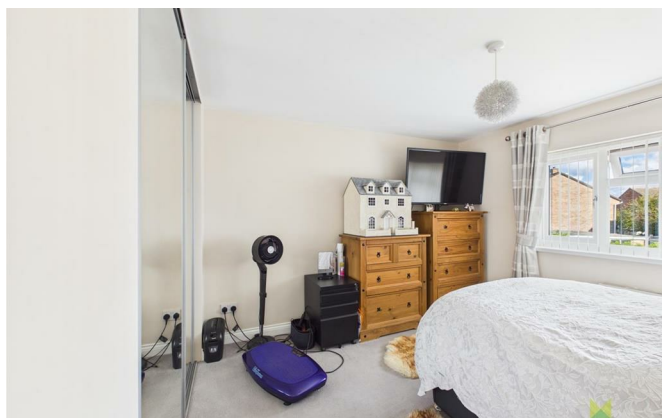
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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