

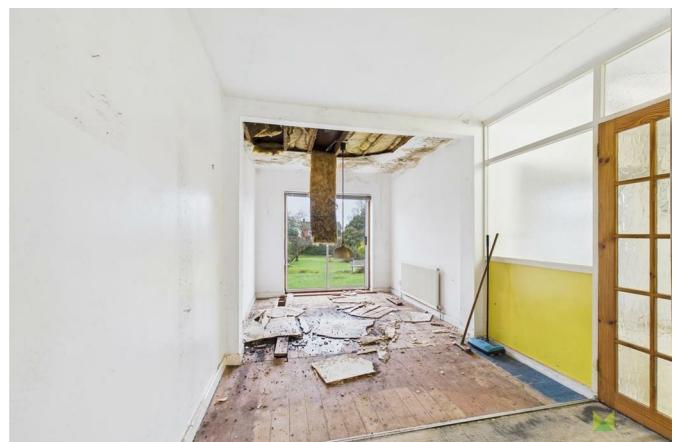
# 15 Portland Crescent Shrewsbury SY2 5NH



**3 Bedroom Bungalow**  
**Offers In The Region Of £275,000**

## The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- SCOPE FOR MODERNISATION AND IMPROVEMENT
- EXTENDED DINING/FAMILY ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- 3 BEDROOM DETACHED DORMER STYLE HOME
- RECEPTION HALL AND GOOD SIZED LOUNGE
- EXTENDED KITCHEN/BREAKFAST ROOM
- EXCELLENT SIZED MATURE REAR GARDEN



### \*\*\* SCOPE FOR IMPROVEMENT - FABULOUS MATURE GARDEN \*\*\*

An excellent opportunity to purchase this 3 bedroom detached dormer style home offering scope for modernisation and improvement and offered for sale with no upward chain.

Occupying an enviable position in this much sought after location on the edge of the Town with excellent amenities on hand and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, extended Dining/Family Room, extended Kitchen/Breakfast Room, ground floor Bedroom and Bathroom. On the first floor are 2 further double Bedrooms.

The property has the benefit of driveway with parking, garage and excellent sized well established rear garden.

No upward chain.

## Property details

### LOCATION

### RECEPTION HALL

Glazed entrance door with side panel to Reception Hall with useful understairs storage and airing cupboard.

### LOUNGE

A lovely light room with large window to the front, tiled fireplace with ornamental fire, media point, radiator.

### EXTENDED DINING/FAMILY ROOM

Dining area and Family area, radiator and sliding patio doors opening onto the rear garden.

### KITCHEN

A good sized room with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers, space for appliances and built in storage cupboard. Window overlooking the garden and door to the side.

### BEDROOM

Located on the Ground Floor with window overlooking the rear, built in wardrobe, radiator.

### BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Tiled surrounds radiator, window to the side.

### FIRST FLOOR LANDING

Stairs to first floor landing

### BEDROOM 2

A double room with bay window to the front, built in storage, radiator.

### BEDROOM 3

A further double room with window to the side, radiator.

### OUTSIDE

The property is set back from the road and approached over brick paved driveway with parking and leading to the Garage. Please note we have been informed by the vendor the garage may contain asbestos. The Front Garden is laid to lawn.

Side pedestrian access leads to the excellent sized Garden which is laid extensively to lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen and fruit trees, enclosed with wooden fencing and offering a good level of privacy.

### 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](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

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1049 ft<sup>2</sup>  
97.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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, 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) 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<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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.