

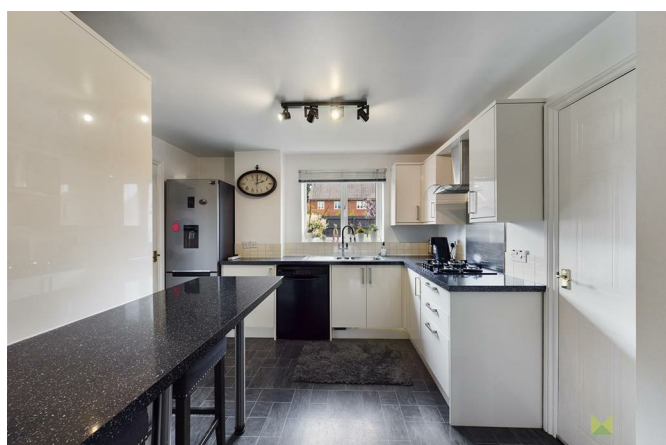
# 2 Florence Close Redwood Park Shrewsbury SY3 5PD



5 Bedroom House - Detached  
Offers In The Region Of £425,000

## The features

- UPVC DOUBLE GLAZED WINDOWS, GAS FIRED CENTRAL HEATING AND SOLAR PANELS
- RE-FITTED KITCHEN, BREAKFAST ROOM AND UTILITY
- RE-FITTED FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- EXTENSIVE DRIVEWAY AND INTEGRAL GARAGE.
- CLOSE TO TOWN CENTRE AND BYPASS
- NEATLY PRESENTED ACCOMODATION
- 5 BEDROOMS WITH BEDROOM 5 OVER TWO FLOORS WITH SEPERATE DRESSING ROOM
- GOOD SIZED SOUTH-WEST FACING GARDEN
- WALKING DISTANCE FROM OXON PRIMARY SCHOOL AND A WIDE RANGE OF AMENITIES



**Occupying an enviable position in this quiet cul de sac on the Western edge of the Town Centre and CATCHMENT TO OXON C OF E PRIMARY SCHOOL, a fabulous five bedroom home which offers truly deceptive and spacious accommodation ideal for a growing family, With versatile accommodation including a spacious Reception Hall and Cloakroom, excellent sized Lounge and Dining Room. The spacious Breakfast Kitchen has been replaced and benefits from a Utility Room adjoining. There is a good sized Principal Bedroom with en suite Shower Room and four further Bedrooms and Family Bathroom. The property benefits from solar panels, a private secure large driveway providing ample parking and leading to the Garage. The property is located at the top of a cul de sac and offers a good level of privacy.**

## Property details

### LOCATION

The property occupies an enviable cul de sac position on this much sought after development on the Western edge of Shrewsbury town centre. Catchment and walking distance to Oxon Primary School, ideally placed for access to the Royal Shrewsbury Hospital and the A5/M54 motorway network. There are excellent facilities on hand including Schools, Supermarket, Shops, Doctors, lovely countryside walks and a regular bus service to the Town Centre.

### RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall, useful storage recess, wooden flooring.

### WC

with WC and wash hand basin set into vanity unit, radiator and window to front.

### LOUNGE

A great sized room with window to front, wooden flooring, TV point, radiator and open to;

### DINING ROOM

With French doors leading to rear garden, vertical radiator and wooden flooring.

### REFITTED KITCHEN BREAKFAST ROOM

Re-fitted with range of gloss cream fronted contemporary units with done and half bowl sink unit set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having built in double oven, four ring gas hob and extractor fan over, space for dishwasher and fridge freezer. Tiled surrounds and matching range of eye level wall units, laminate flooring, radiator, window to the rear.

### UTILITY

with single drainer sink set into base cupboard, worksurface extending to the side with space for washing machine, continuation of laminate flooring, radiator, door to garden and service door to garage.

Stairs rise from Reception Hall to FIRST FLOOR LANDING with deep storage cupboard and access to loft space via a further set of stairs.

### PRINCIPAL BEDROOM

With window to rear, built in wardrobe and radiator.

### EN SUITE SHOWER ROOM

with fully tiled shower cubicle, two circular wash hand basins set onto vanity unit and low flush WC. Radiator, window to the side.

### BEDROOM

With window to front, radiator and built in wardrobe.

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### BEDROOM

With window to front and radiator.

### BATHROOM

Refitted with suite comprising bath with shower unit over, wash hand basin set into vanity unit and WC suite. Window to the rear. Airing Cupboard.

### DRESSING ROOM

With window to rear and staircase leading to

### BEDROOM

With velux window and radiator.

### OUTSIDE

The property occupies an enviable cul de sac location on this sought after development. Approached over private gated tarmac double driveway with parking for up to 4 cars. GARAGE with up and over electric door, power and lighting. Side pedestrian access leads to the SOUTH WEST FACING REAR GARDEN which is a particular feature of the property, well stocked with an abundance of shrub and herbaceous beds and mature specimen trees. Shaped lawned area. Good sized paved and decked sun terrace areas, perfect for outdoor dining and entertaining. The garden offers a good level of privacy enclosed with fencing.

### TENURE

We are advised the property is Freehold. We would recommend this is verified with Solicitors during pre-contract enquiries.

### COUNCIL TAX

We have checked the Shropshire Council website and advise this states the property is within the current banding of D. We would recommend this is verified during pre-contract enquiries.

### GENERAL

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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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## Judy Bourne

Director at Monks  
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## Get in touch

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Click. www.monks.co.uk

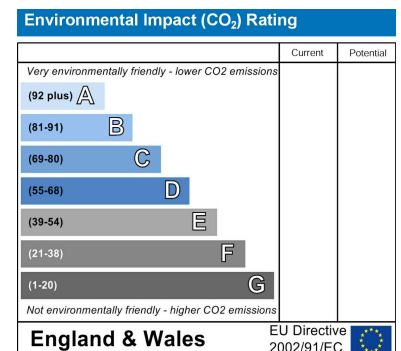
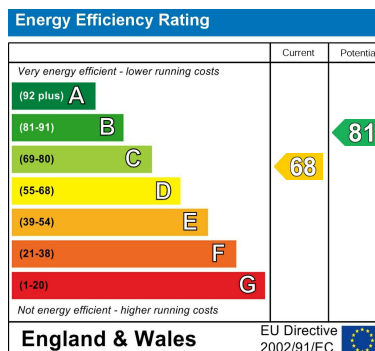
## Shrewsbury office

10a Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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