

# 10 Hebden Grove Shrewsbury SY3 8TU



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £275,000**

## The features

- NEWLY MODERNISED AND DECORATED
- GAS CENTRAL AND DOUBLE GLAZING
- RECEPTION HALL AND LOUNGE
- 3 BEDROOMS AND BRAND NEW BATHROOM
- VIEWING HIGHLY RECOMMENDED.
- IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE
- ENVIABLE CUL DE SAC LOCATION
- NEWLY FITTED KITCHEN WITH OVEN AND HOB, DINING AREA
- DRIVEWAY WITH PARKING AND ENCLOSED GARDEN
- EPC RATING C



**\*\*\* IMMACULATE AND IMPROVED 3 BEDROOM SEMI \*\*\***

An excellent opportunity to purchase this 3 bedroom home which has undergone modernisation and improvement - perfect for first time buyers or investor.

Occupying an enviable cul de sac position on this much sought after development on the Southern edge of the Town, with good local amenities on hand and for commuters a short drive from the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, newly fitted Kitchen/Dining Room, 3 Bedrooms and newly fitted Bathroom.

The property has the benefit of gas central heating, sealed unit double glazing, driveway with parking and enclosed rear garden. Newly fitted high quality LVT flooring to the Bathroom and Kitchen.

Offered for sale with no upward chain. Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable cul de sac position on this much sought after development on the Southern edge of the Town, with good local amenities on hand and a great choice of highly rated primary & secondary schools nearby. For commuters a short drive from the A5/M54 motorway network, a 7 minute drive to Shrewsbury Town centre and a 3 minute drive to Royal Shrewsbury Hospital.

### RECEPTION HALL

Composite door opens to Reception Hall with window to the side, radiator.

### LOUNGE

having window to the front, media point, radiator.

### KITCHEN/DINING ROOM

Dining area with double glazed patio doors leading to the garden, radiator.

The Kitchen has been newly fitted with range of soft grey fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, inset 4 ring hob with extractor fan and oven and grill beneath, matching eye level wall units, window overlooking the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side and access to roof space.

### BEDROOM 1

A generous double room with window overlooking the rear garden, radiator.

### BEDROOM 2

another double room with window overlooking the rear, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BATHROOM

Newly fitted with suite comprising panelled bath with shower unit over, wash hand basin and WC set into concealed vanity with storage, radiator, window to the front.

### OUTSIDE

The property is approached over driveway with parking for two cars. The Front Garden has lawn & Cherry tree.

Side pedestrian access leads to the Rear Garden which has a paved sun terrace and garden laid to lawn enclosed with wooden fencing.

### 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 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 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



## 10 Hebden Grove, Shrewsbury, SY3 8TU.

3 Bedroom House - Semi-Detached  
Offers In The Region Of £275,000





## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

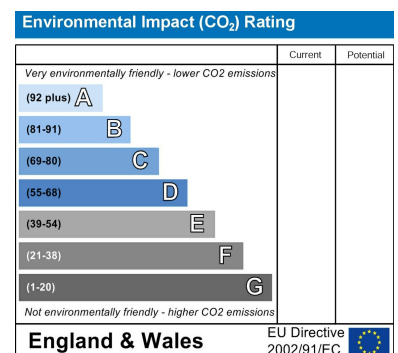
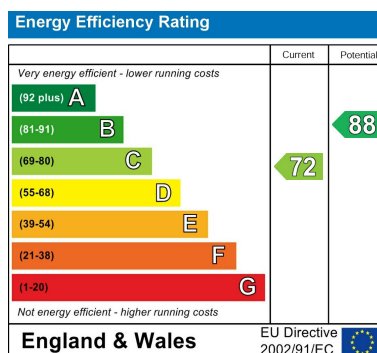
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.