

3 Oakfield Road Shrewsbury SY3 8AA



3 Bedroom House
Offers In The Region Of £450,000

The features

- CHARMING PERIOD SEMI DETACHED HOME
- RECEPTION HALL, THROUGH LOUNGE/DINING ROOM
- 3 BEDROOMS AND SHOWER ROOM
- USEFUL UNDER CROFT STORAGE WITH GREAT POTENTIAL
- VIEWING RECOMMENDED
- MUCH SOUGHT AFTER LOCATION CLOSE TO AMENITIES
- LARGE KITCHEN/BREAKFAST ROOM, PANTRY AND CLOAKROOM
- RAISED SUN TERRACE AND DELIGHTFUL WELL STOCKED GARDENS
- 2 DRIVEWAYS WITH AMPLE PARKING AND LARGE GARAGE/STORAGE
- EPC RATING TBC



***** CHARMING 3 BEDROOM HOME IN FABULOUS PLOT *****

A unique opportunity to purchase this cherished 3 bedroom period style semi detached home with the addition of a double detached Garage and great parking which provides the potential for those who work from home as a self contained studio/workshop.

Set in this much sought after location in a lovely mature garden which borders onto open woodland and being ideally placed for a range of local amenities including schools, shops, doctors, a short stroll from the Royal Shrewsbury Hospital and for commuters there is ease of access to the A5/M54 motorway network. There is a lovely walk or regular bus service to the Town Centre.

The accommodation briefly comprises Reception Hall, lovely naturally well lit through Lounge/ Dining Room with doors leading onto raised sun terrace, Kitchen/ Breakfast Room, large walk in Pantry and Cloakroom. On the First Floor are 3 Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking, excellent undercroft storage which would make a great garden/entertaining area and delightful well stocked gardens with gate giving access to the Garage and additional parking.

Viewing highly recommended and offered for sale with no upward chain.

Property details

LOCATION

Set in this much sought after location in a lovely mature garden which borders onto open woodland and being ideally placed for a range of local amenities including schools, shops, doctors, a short stroll from the Royal Shrewsbury Hospital and for commuters there is ease of access to the A5/M54 motorway network. There is a lovely walk or regular bus service to the Town Centre.

RECEPTION HALL

Covered entrance with composite door opening to Reception Hall with window to the side, radiator.

LOVELY THROUGH LOUNGE/DINING ROOM

A lovely elegant through room which is naturally well lit.

The Dining area has feature bow window overlooking the front, radiator.

The Lounge has sliding patio doors which open onto a sun terrace with wrought iron balustrading with lovely aspect over the gardens and woodland beyond. Wooden fire surround with living flame gas fire, Media point, radiator.

KITCHEN/BREAKFAST ROOM

Being L-shaped with the Breakfast area having windows to the front and side, ample space for table, radiator.

The Kitchen is attractively fitted with modern range of cream fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge/freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath and eye level double oven, grill/microwave with storage above and below, tiled surrounds and eye level wall units with concealed lighting beneath. Wooden effect flooring throughout and sliding patio doors leading onto the raised sun terrace - perfect for those who love to outdoor entertain and dine.

WALK IN PANTRY

with range of shelving, power and lighting and window to the side.

UTILITY STORE

with space and plumbing for washing machine.

CLOAKROOM

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

FIRST FLOOR LANDING

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

BEDROOM 1

Another lovely elegant room with large bow window overlooking the front, radiator.

BEDROOM 2

Another generous double room with window to the rear with aspect over the garden and open woodland area, radiator.

BEDROOM 3

with feature walk in corner bay window to the front, radiator.

SHOWER ROOM

with suite comprising shower cubicle and wash hand basin set into vanity with storage, heated towel rail/radiator and window to the rear.

SEPARATE WC

with low flush suite, radiator, window to the side.

OUTSIDE

The property from Oakfield Road over driveway with parking. There is additional access direct from the Radbrook Road to additional parking for several vehicles and leading to the Garage/Workshop. This additional space could provide a great home office/hobbies/crafts or potential Annexe (subject to the necessary consents).

The Front Garden is laid to shaped lawn with well stocked shrub and herbaceous beds and well screened from the road. Side pedestrian access leads around to the Rear Garden which has a lovely raised paved sun terrace with decorative wrought iron balustrading and steps leading down the the good sized lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees. To the rear is a decked sun terrace with covered pergola and access through to the garage and additional parking.

Beneath the house is a useful undercroft storage which would make a great outdoor entertaining room, workshop or hobbies and crafts room or could be utilised to additional accommodation subject to consents.

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](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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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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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

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

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