

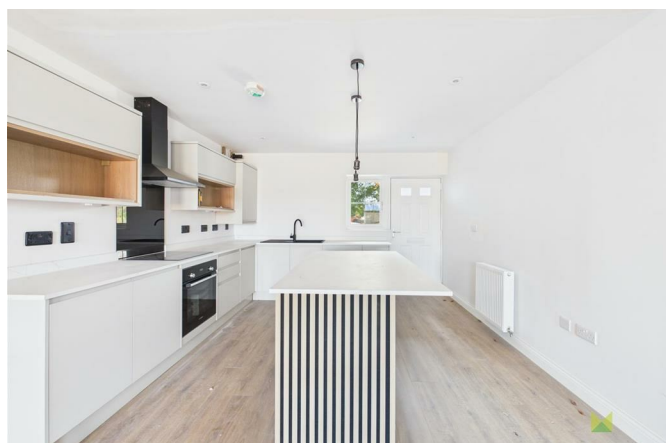
# 8 Lymehurst Court Ellesmere Road Shrewsbury SY1 2QT



**3 Bedroom Bungalow**  
**Offers In The Region Of £310,000**

## The features

- SINGLE STOREY 2 BEDROOM HOME
- NEWLY REFURBISHED AND READY FOR IMMEDIATE OCCUPATION
- 2 GENEROUS DOUBLE BEDROOMS
- PERSONAL DECKED SUN TERRACE AND GARDEN AREA
- EARLY RESERVATION HIGHLY RECOMMENDED
- SET WITHIN COURTYARD DEVELOPMENT OF 14 HOMES
- LOVELY LIGHT OPEN PLAN LIVING/DINING/KITCHEN
- CONTEMPOARY SHOWER ROOM
- ALLOCATED PARKING
- EPC - TO BE CONFIRMED



\*\*\* OPEN FOR VIEWING SATURDAY 15TH AND SUNDAY 16TH AUGUST \*\*\*

Just released to the market and ready for viewing - open 11.00am to 2.00pm.

\*\*\* UNIQUE SINGLE STOREY LIVING – PERFECT FOR DOWNSIZING \*\*\*

A rare opportunity to purchase this beautifully converted 3 bedroom single-storey home, forming part of a select and exclusive development with its own personal decked sun terrace.

Thoughtfully designed for easy, low-maintenance living, the home offers excellent accommodation including a principal bedroom with en suite, two further bedrooms and a separate utility room.

Ideal for those looking to retire, downsize or enjoy the convenience of single-storey living without compromising on space, comfort or style.

Being a short stroll from local amenities and riverside walks to the Town Centre and Railway Station and for commuters ease of access to the A5/M54 motorway network.

A truly unique home in a very special development – early viewing is highly recommended.

## Property details

### LOCATION

Lymehurst Place occupies an enviable position on the edge of the Town, being a short and pleasant stroll from the railway station and all of the Town Centre amenities. For commuters there is ease of access to the A5/M54 motorway network.

A stunning medieval town, Shrewsbury is steeped in history, being the birthplace of Charles Darwin, home to 660 listed buildings and the famous Shrewsbury Quarry which the River Severn cradles.

Recently voted the UK's number one High Street, Shrewsbury's Wyle Cop boasts an array of independent traders which complement national stores, banks and building societies.

The Town plays host to wonderful cafe's, bars, restaurants and entertainment venues, including Theatre Severn, which is Shropshire's premier arts venue.

### DESCRIPTION

This former period home has undergone complete modernisation and refurbishment to provide 14 homes, one, two and three bedrooms each offering individual living space and being finished to a high standard of specification by a local contractor.

3 Lymehurst Court is a spacious 2 bedroom single storey home with its own personal decked sun terrace and garden area and features a spacious and light open plan Living/Dining/Kitchen, 2 generous Bedrooms and Shower Room.

With allocated parking - some with EV charging points.

We are advised that planning restrictions prevent the use of the Apartments being used for Air B&B purposes.

### OPEN PLAN LIVING/DINING/KITCHEN

A lovely light spacious dual aspect room.

The Living/Dining area features window to the front and double opening French doors leading onto the decked sun terrace, media point, radiators.

The Kitchen is attractively fitted with range of contemporary units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, oven, grill and extractor hood. Matching eye level wall units, recessed ceiling lights and window to the rear.

### BEDROOM 1

A generous double room with window to the rear, radiator.

### BEDROOM 2

Another generous double room with window to the rear, radiator.

### SHOWER ROOM

fitted with suite comprising large shower cubicle with direct mixer unit, wash hand basin set into vanity with storage beneath and back lit wall mirror over, WC. Window to the front, heated towel/radiator.

### OUTSIDE

Set back from the road and screened with sandstone walling and mature hedging to the car parking area with allocated space for each apartment.

The property has the benefit of a personal good sized decked sun terrace and gravelled garden area enclosed with wooden fencing.

To the rear of the development is a communal garden area.

### GENERAL INFORMATION

#### TENURE

We are advised the property is will be Leasehold/Freehold where each owner will own a share of the Freehold. Service charges are to be confirmed.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As this is a new conversion property the Council has not yet set the banding.

#### 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

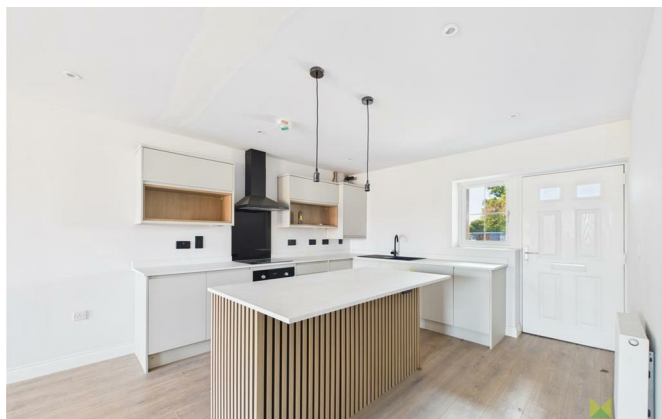
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



## 8 Lymehurst Court, Ellesmere Road, Shrewsbury, SY1 2QT.

3 Bedroom Bungalow

Offers In The Region Of £310,000





## Judy Bourne

**Director at Monks**

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## 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**

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

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

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- 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.