



MONKS

28 Pensfold Bicton Heath Shrewsbury SY3 5HF

4 bedroom House - Detached property
Offers in the region of £359,000



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*** IMPROVED 4 BEDROOM DETACHED HOME ***

An excellent opportunity to purchase this 4 bedroom detached home which has been modified to provide spacious and versatile living - perfect for today's modern lifestyle of work from home, growing family, entertaining along with multi generational living.

Occupying an enviable end of cul de sac location in a gated driveway in the heart of this popular development on the Western edge of the Town. There are excellent facilities on hand including schools, shops, supermarkets and is a short stroll from the Royal Shrewsbury Hospital and drive from the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, lovely open plan Living/Dining/Kitchen, Play/ Hobbies Room, Utility and Cloakroom. Principal Bedroom with en suite, 3 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking and enclosed rear garden.

Viewing highly recommended.

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LOCATION

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RECEPTION HALL

Sealed unit double glazed door to Reception Hall with wooden effect flooring, radiator.

LOUNGE

with bay window overlooking the front, media point, radiator.

LOVELY OPEN PLAN LIVING/DINING/KITCHEN

A great space, ideal for growing families and those who love to entertain.

The Dining Area has radiator with opening through to

Family/Garden Room being of brick and sealed unit double glazed construction with tiled roof providing all year round use, radiator. Wooden effect flooring throughout.

The Kitchen has been fitted with range of white high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with solid wood worksurfaces over and having space for slot in gas/electric cooker. Tiled surrounds and complementary floating shelving, window overlooking the garden.

UTILITY ROOM

with single drainer sink set into base cupboard with work surface extending to the side with space beneath for appliances, gas central heating boiler and eye level wall units. Window to the side and door to garden.

PLAY/HOBBIES ROOM

A versatile room with window overlooking the front.

CLOAKROOM

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

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

with window overlooking the front, fitted wardrobe, wooden effect flooring, radiator.

EN SUITE BATHROOM

with shaped panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, window to the rear, radiator.

BEDROOM 2

A double room with window overlooking the front, built in wardrobe, radiator.

BEDROOM 3

another double room with window overlooking the rear, built in wardrobe, radiator.

BEDROOM 4

with window to the front, radiator.

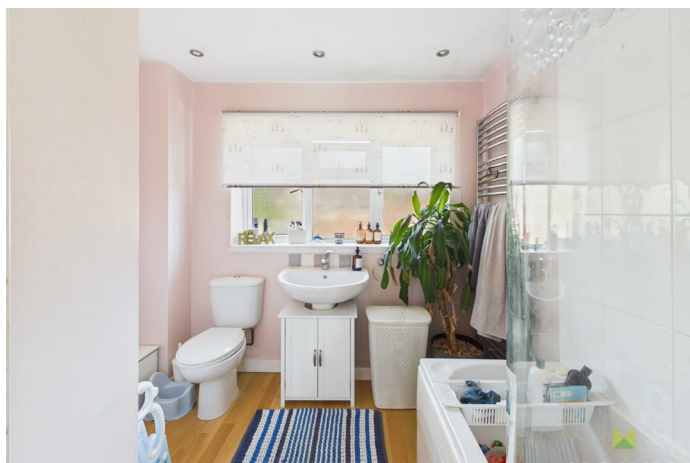
BATHROOM

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

OUTSIDE

The property occupies an enviable position tucked away at the bottom of the cul de sac with a gated entrance over driveway with parking for several vehicles. To the front is a gravelled area with flower and shrub beds.

Side pedestrian access leads to the REAR GARDEN which has a good sized L-shaped paved sun terrace, ideal for outdoor dining and picket style fence to the lawn with flower and shrub beds along with specimen trees. Enclosed with wooden fencing. Timber garden storage shed.



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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Click. www.monks.co.uk

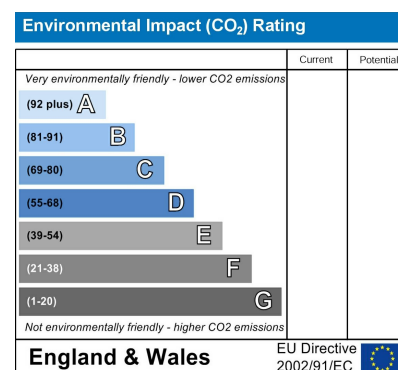
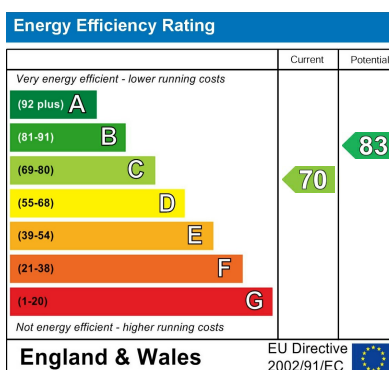
Shrewsbury office

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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:

- 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.