

# 165 Conway Drive Telford Estate Shrewsbury SY2 5UF



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £280,000**

## The features

- IMPROVED AND EXTENDED 3 BEDROOM SEMI DETACHED
- RECEPTION HALL, LOUNGE, GARDEN ROOM
- 3 BEDROOMS AND BATHROOM
- GARAGE/STORE, DRIVEWAY WITH PARKING
- VIEWING ESSENTIAL. NO UPWARD CHAIN
- ENVIABLE LOCATION CLOSE TO AMENITIES
- KITCHEN/DINING ROOM, UTILITY, CLOAKROOM AND HOME OFFICE AREA
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LOVELY ENCLOSED REAR GARDEN.
- EPC RATING C



**\*\*\* IMMACULATE 3 BEDROOM SEMI DETACHED \*\*\***

An excellent opportunity to purchase this immaculately presented, spacious and improved 3 bedroom semi detached house - perfect for a growing family. No upward chain.

Occupying an enviable position on this much sought after development which has good local amenities including shops, schools, doctors, regular bus service to the Town Centre and riverside walks. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, Garden Room, Utility Room, Cloakroom, Home Office/Hobbies area, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, workshop/store and lovely gardens to the front and rear.

Viewing highly recommended, no upward chain.

## Property details

### LOCATION

Occupying an enviable position on this much sought after development which has good local amenities including shops, schools, doctors, regular bus service to the Town Centre and riverside walks. For commuters there is ease of access to the A5/M54 motorway network.

### RECEPTION HALL

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

### LOUNGE

A good sized room with window overlooking the front. Wooden lintel with space beneath for ornamental fire, media point, wooden floor covering, radiator. Double opening wooden and glazed doors to

### KITCHEN/DINING ROOM

Dining area with ample space for table, radiator and continuation of wooden flooring. Peninsular divide to the Kitchen which is fitted with 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 with cutlery and pan drawers beneath. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units. Window to the rear, tiled flooring and door to Utility.

### GARDEN ROOM

being of brick and sealed unit double glazed construction with solid roof providing all year round use. Wooden floor covering, radiator and double French doors leading to the garden.

### UTILITY ROOM

having single drainer sink set into base cupboard with work surface extending to the side with space for appliances beneath, tiled surrounds and eye level wall units., wooden effect floor covering, radiator. Door to the garden.

### CLOAKROOM

with suite comprising WC and wash hand basin, radiator and window to the rear.

### HOME OFFICE/STUDY AREA

with window to the side and personal door to Workshop/Store. This formed part of the original Garage and could easily be re instated if required.

### FIRST FLOOR LANDING

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

### BEDROOM 1

with window overlooking the front, wooden effect floor covering, radiator.

### BEDROOM 2

with window overlooking the rear garden, range of built in wardrobes, radiator.

### BEDROOM 3

with window to the front, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, windows to the side and rear.

### OUTSIDE

The property is approached over driveway with parking for several cars and leading to the Garage/Workshop. The Front Garden is laid to lawn with flower and shrub beds. The Rear Garden has shaped lawn with well stocked flower, shrub and herbaceous beds and inset specimen tree, attractive paved sun terrace, 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](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

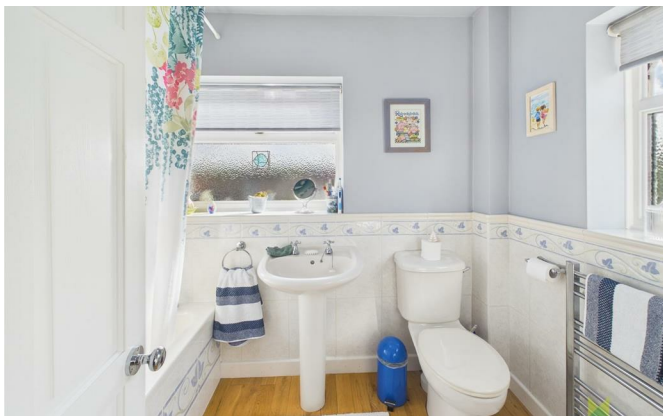
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

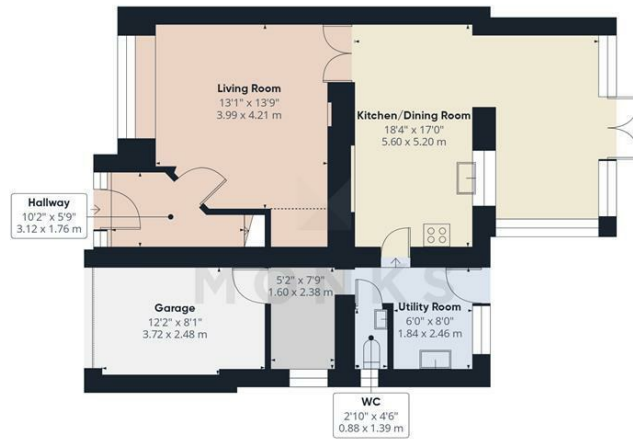
#### NEED TO CONTACT US

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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**Approximate total area<sup>m</sup>**  
 1118 ft<sup>2</sup>  
 103.9 m<sup>2</sup>

**Reduced headroom**  
 13 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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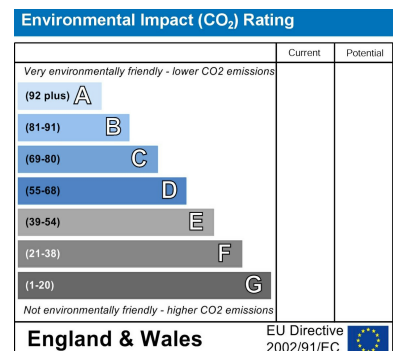
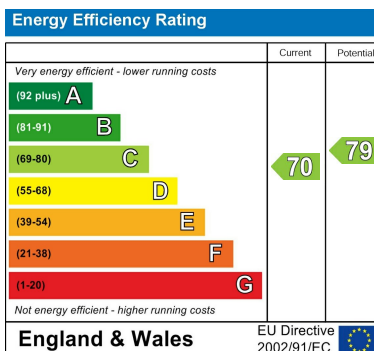
**Shrewsbury office**

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**



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