



# MONKS

## 6 Kingston Drive Shrewsbury SY2 6SB

4 bedroom House - Detached property  
Offers in the region of £440,000









\*\*\* 4 DOUBLE BEDROOM DETACHED FAMILY HOME \*\*\*

This excellent 4 bedroom detached home offers deceptively spacious accommodation, perfect for a growing family or those looking to downsize with space and is offered for sale with no upward chain.

Occupying an enviable position on the edge of this much sought after development which is ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, college, shops, supermarkets and walks along the nearby Mere.

The accommodation briefly comprises Entrance with Cloakroom, good sized Lounge, Dining Room, Conservatory, large Kitchen, Utility and rear entrance, 4 generous double Bedrooms and Shower Room, offering some scope for modernisation.

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

Viewing recommended.

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Shrewsbury  
SY2 6SB







#### **LOCATION**

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#### **ENTRANCE**

Double glazed entrance door opening to Entrance vestibule with door to

#### **CLOAKROOM**

with WC and wash hand basin, window to the front, radiator.

#### **LOUNGE**

A good sized room with bow window overlooking the front and further window to the side. Ornamental fire surround with living flame fire, media point, radiators. Doors opening to

#### **DINING ROOM**

with radiator. Patio doors to

#### **CONSERVATORY**

being of brick and sealed unit double glazed construction and double doors opening to the garden, tiled floor, radiator.

#### **KITCHEN/BREAKFAST ROOM**

with range of shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and storage beneath. Eye level double oven with cupboards above and below, tiled surrounds and matching eye level wall units. Ample space for breakfast table, radiator.

#### **UTILITY ROOM**

with ample space for appliances, window to the side, tiled floor, radiator, personal door to Garage and door to

#### **REAR ENTRANCE**

with useful storage cupboards, tiled floor, door to the garden.

#### **FIRST FLOOR LANDING**

Enclosed staircase from the Lounge leads to the First Floor Landing with access to roof space and Airing Cupboard and off which lead

#### **BEDROOM 1**

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

#### **BEDROOM 2**

another double room with window to the front, built in double wardrobe, radiator.

#### **BEDROOM 3**

Another double room with window overlooking the garden, range of fitted wardrobes, radiator.

#### **BEDROOM 4**

with window to the rear, built in double wardrobe, radiator.

#### **SHOWER ROOM**

with suite comprising shower cubicle, wash hand basin set into vanity with storage, WC. Complementary tiled surrounds, radiator, window to the rear.

#### **OUTSIDE**

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting and personal door to the Utility.

The Front garden is laid to lawn with flower and shrub beds. Side pedestrian access leads around to the good sized rear garden which has a large paved sun terrace, lawn with flower and shrub beds and enclosed with fencing and offers a good level of privacy being well screened to the rear.

#### **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 E - 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



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**Get in touch**

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Shropshire, SY1 1HL

**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 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 2002/91/EC		

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.