

31 Penson Way Shrewsbury SY1 2BF



2 Bedroom House
Offers In The Region Of £220,000

The features

- 2 DOUBLE BEDROOM HOME
- IDEALLY PLACED FOR THE TOWN CENTRE AND RAILWAY STATION
- RECEPTION HALL WITH CLOAKROOM
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED.
- PERFECT FOR FIRST TIME BUYER OR INVESTOR
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- LOUNGE/DINING ROOM, KITCHEN WITH OVEN AND HOB
- PARKING AND ENCLOSED REAR GARDEN
- EPC RATING B



*** EXCELLENT 2 BEDROOM MEWS HOME ***

An immaculately presented, 2 bedroom end of terrace home – perfect for first time buyer or investor.

Occupying an enviable position on this popular development being a short stroll from the Railway Station and Town Centre. There are good local facilities on hand including general store, public houses, primary school and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge/ Dining Room, Kitchen, 2 double Bedrooms and Bathroom.

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

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

Property details

LOCATION

Occupying an enviable position on this popular development being a short stroll from the Railway Station and Town Centre. There are good local facilities on hand including general store, public houses, primary school and for commuters ease of access to the A5/M54 motorway network.

RECEPTION HALL

Covered entrance with door leading to Reception Hall, radiator.

CLOAKROOM

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

LOUNGE/DINING ROOM

Having double opening French doors leading onto the garden, media point, radiator. Useful under stairs storage cupboard.

KITCHEN

Attractively fitted with range of grey fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath. Matching eye level wall units and space for fridge/freezer. Window to the front, radiator.

FIRST FLOOR LANDING

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

BEDROOM 1

A generous double room having two windows overlooking the front, radiator.

BEDROOM 2

Another generous double room with window overlooking the rear garden, radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

OUTSIDE

The property occupies an enviable courtyard location and approached over driveway with parking. Side pedestrian access leads around to the Rear Garden which has a paved sun terrace, lawned area with flower and shrub beds and enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries. There is an annual service charge of £125 (2025) for the maintenance of the communal green areas.

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 B - 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 new home

31 Penson Way, Shrewsbury, SY1 2BF.

2 Bedroom House

Offers In The Region Of £220,000





Judy Bourne

Director at Monks

judy@monks.co.uk

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) A		97
(81-91) B	83	
(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

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.