

# 23 Howey Close Weir Hill Shrewsbury SY2 5WF



**3 Bedroom House**  
**Offers In The Region Of £320,000**

## The features

- 3 DOUBLE BEDROOM DETACHED FAMILY HOME
- PERFECT FOR A GROWING FAMILY OR DOWNSIZER
- RECEPTION, CLOAKROOM, GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE, DRIVEWAY WITH AMPLE PARKING, ENCLOSED REAR GARDEN
- MUCH SOUGHT AFTER LOCATION ON THE EDGE OF THE TOWN
- ENVIABLE CUL DE SAC LOCATION WITH OPEN ASPECT
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- EPC RATING B



\*\*\* EXCELLENT 3 DOUBLE BEDROOM DETACHED HOUSE \*\*\*

A great opportunity to purchase this immaculately presented, 3 bedroom detached house which has been improved by the owners and offers a great opportunity for those looking to up or downsize.

Set in a larger than average plot in a cul de sac location fronting open green space on this much sought after development on the Eastern edge of the Town. There are excellent local facilities on hand including shops, schools, doctors, countryside walks and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Cloakroom, good sized Lounge, attractively fitted Kitchen/Dining Room with appliances, Principal Bedroom with en suite Shower Room, 2 further generous double Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking for up to 4 cars, Garage and good sized rear garden with large tiled sun terrace.

Viewing essential.

## Property details

### LOCATION

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### ENTRANCE HALL

Covered entrance with composite door opening to Entrance with radiator, LVT flooring and door to

### LOUNGE

having window to the front, wooden dado rail, media point, continuation of LVT flooring, radiator.

### INNER HALL

with stairs to the First Floor Landing with useful hidden storage area, LVT flooring. Radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin, radiator. LVT flooring.

### KITCHEN/DINING ROOM

The Dining area has feature decorative wood panelling, double opening French doors to the garden. The Kitchen is attractively fitted with modern shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated washing machine, dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and complementary eye level wall units. Recessed ceiling lights, window overlooking the garden, continuation of LVT flooring throughout.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with window to the side, Airing Cupboard, access to roof space and off which lead

### PRINCIPAL BEDROOM

A lovely light room having two windows overlooking the front, wardrobe recess, radiator.

### SHOWER ROOM

with suite comprising tiled shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

### BEDROOM 2

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

### BEDROOM 3

Another double room with window to the rear, decorative wooden panelling to one wall, radiator.

### BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

The property is approached over driveway with parking for up to 4 cars and leading to the Garage with up and over door, power and lighting.

The Rear Garden is a particular feature of the property being of a larger than average size with an impressive tiled sun terrace - perfect for those who love to entertain and dine outdoors, garden area laid to lawn and enclosed with wooden fencing. Side pedestrian access..

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. There is an annual service charge of £120 (2025) for the maintenance of the communal green areas. 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 D - 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

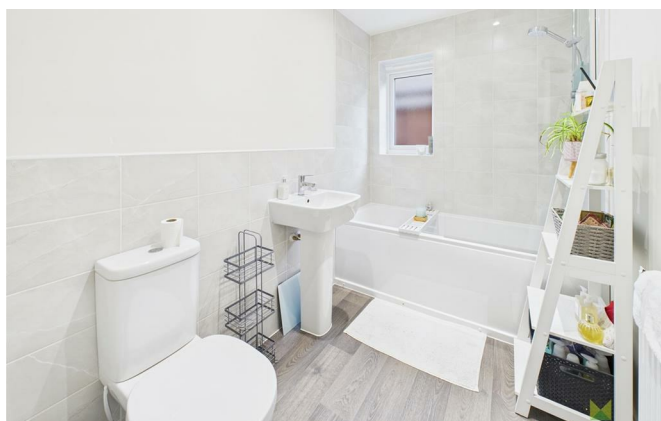
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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## Judy Bourne

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## Get in touch

Call. 01743 361422

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Click. www.monks.co.uk

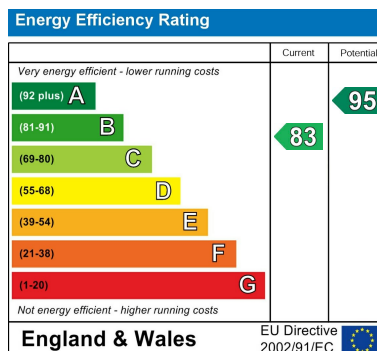
## Shrewsbury office

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



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