

12 Yewbrey Close Shrewsbury SY3 5FG



**3 Bedroom House - Semi-Detached
Offers In The Region Of £300,000**

The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- GOOD SIZED LOUNGE, ATTRACTIVELY FITTED KITCHEN/DINING ROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL
- ENVIALE POSITION ON THE EDGE OF POPULAR DEVELOPMENT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CLOAKROOM, PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- EPC RATING B



*** IMMACULATE 3 BEDROOM SEMI DETACHED HOME ***

An excellent opportunity to purchase this recently constructed, immaculately presented, 3 bedroom semi detached house which was completed with a fabulous range of upgrades over the builder's standard totalling around £12,000.

Occupying an enviable position on the edge of this popular development and benefitting from open space to the fore on the Western edge of the Town. There are excellent facilities on hand including school, supermarket, shops, church, a short stroll from the Royal Shrewsbury Hospital and for commuters ease of access to the A5/M54 motorway network.

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

The property has the benefit of high energy insulation, 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

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RECEPTION HALL

Composite door opens to Reception Hall with LVT flooring, radiator.

LOUNGE

Having window overlooking the front, LVT flooring, media point, radiator.

INNER HALL

with continuation of LVT flooring, large walk-in under stairs storage area and door to

CLOAKROOM

with WC and wash hand basin with tiled splash, LVT flooring, radiator, window to the side.

KITCHEN/DINING ROOM

The Dining Area has double opening French doors leading onto the garden, radiator.

The Kitchen is attractively fitted with contemporary range of grey fronted high gloss units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having range of integrated appliances including dishwasher, Washer/Dryer and fridge/freezer each with matching facia panels. Inset 4 ring gas hob with extractor hood over and oven and grill beneath, matching eye level wall units, window overlooking the garden, LVT flooring throughout.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with access to roof space, built in storage cupboard and off which lead

BEDROOM 1

with window to the front with open aspect, built in storage cupboard, radiator.

EN SUITE SHOWER ROOM

with suite comprising large tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

BEDROOM 2

with window overlooking the garden, radiator.

BEDROOM 3

with window overlooking the garden, radiator.

BATHROOM

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

OUTSIDE

The property occupies an enviable position tucked away on in a cul de sac location with open space to the fore. Driveway with parking for two cars and the front garden is laid to lawn. Side pedestrian access leads around to the enclosed rear garden which has a paved sun terrace, lawn and garden storage shed, enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries. Annual service charge of £100 for the maintenance of the green spaces.

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](http://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

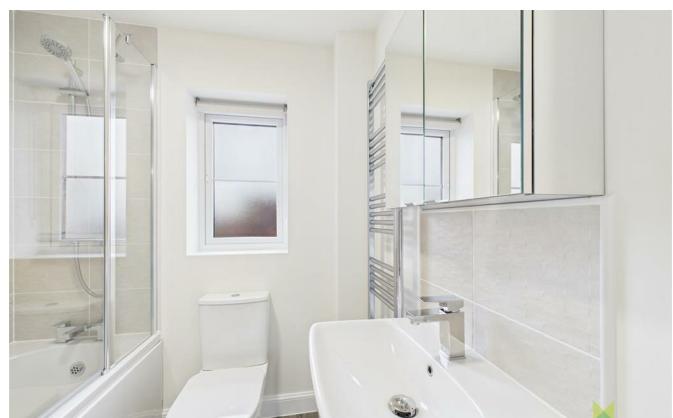
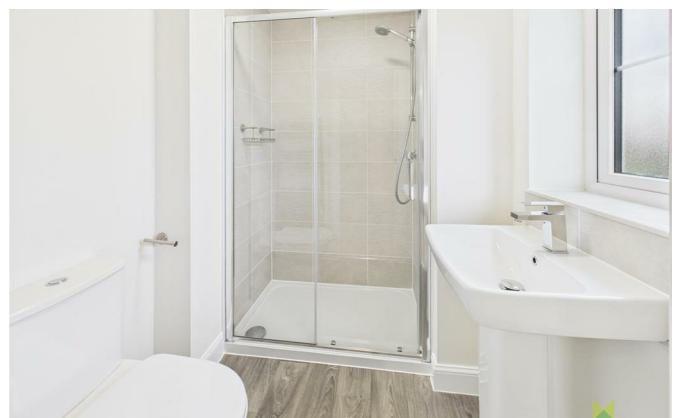
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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Offers In The Region Of £300,000





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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(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	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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