

# 4 St. Andrews Road Radbroom Shrewsbury SY3 6BH



**2 Bedroom House - Semi-Detached  
Offers In The Region Of £255,000**

## The features

- IMPROVED AND EXTENDED SEMI DETACHED HOUSE
- SPACIOUS AND VERSATILE GROUND FLOOR LIVING SPACE
- LOUNGE, DINING/FAMILY ROOM, GARDEN ROOM, HOME OFFICE
- DRIVEWAY WITH PARKING AND GOOD SIZED ENCLOSED GARDEN
- VIEWING HIGHLY RECOMMENDED.
- ENVIALE LOCATION CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- 2 GENEROUS BEDROOMS AND RE-FITTED BATHROOM
- ATTRACTIVE KITCHEN
- MUCH SOUGHT AFTER LOCATION
- EPC RATING C



### \*\*\* EXTENDED 2/3 BEDROOM SEMI DETACHED HOUSE \*\*\*

An excellent opportunity to purchase this modern, well presented 2 bedroom semi detached house which has been much improved and extended, providing spacious and versatile ground floor living which must be viewed to be fully appreciated.

Occupying an enviable position on this much sought after development on the Southern edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including primary and secondary schools, supermarket, independent stores, doctors, dentist and regular bus service to the Town Centre.

The accommodation briefly comprises Reception Hall, Lounge, re-fitted Kitchen, Dining Room Home Office/Family Room/Bedroom 3, Garden Room, 2 generous Bedrooms and newly fitted Bathroom.

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

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of the much sought after residential location on the Southern edge of the Town affording ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, supermarket, schools, doctors, restaurant/public house and a regular bus service to the Town Centre.

### LOUNGE

A lovely light room having window to the front, media point, radiator.

### KITCHEN

Attractively fitted with range of white fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surface over and having integrated dishwasher with matching facia panel, inset 4 ring hob with cutlery and pan drawers beneath, built in eye level double oven and grill with cupboards above and below, tiled surrounds and matching range of eye level wall units over. Window overlooking the garden, tiled floor and sliding patio doors leading onto the rear garden. Opening to

### DINING ROOM

with wooden effect flooring, radiator, doors opening to Utility Store with plumbing for washing machine and double opening glazed doors to

### GARDEN ROOM

being of sealed unit double glazed construction, wooden effect flooring and door to the garden.

### HOME OFFICE/FAMILY ROOM

A versatile room, perfect for those who work from home having window to the front, range of fitted shelving, radiator.

### FIRST FLOOR LANDING

From the entrance staircase leads to the First Floor Landing off which lead

### BEDROOM 1

A generous double room having window to the front, fitted wardrobes, radiator.

### BEDROOM 2

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

### BATHROOM

Attractively re-fitted with contemporary suite comprising panelled bath with shower unit over, wash hand basin and WC. Fully tiled walls and radiator. Window to the rear.

### OUTSIDE

The property is approached over brick paved driveway with parking and shaped lawn with flower and shrub beds. The Rear Garden is of a good size and offering a good level of privacy, being laid to lawn with shaped flower, shrub and herbaceous beds and having raised decked sun terrace to the rear, ideal for those who love to outdoor dine and entertain. 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 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.

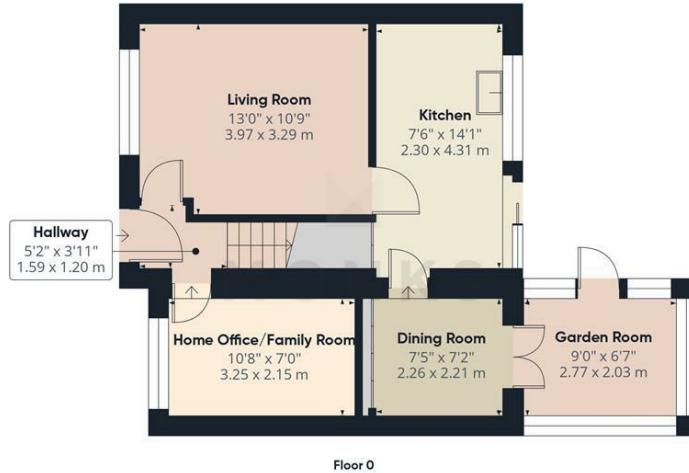
#### NEED TO CONTACT US

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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**MONKS**

Approximate total area<sup>(1)</sup>  
757 ft<sup>2</sup>  
70.3 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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		87
(81-91) B	71	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.