

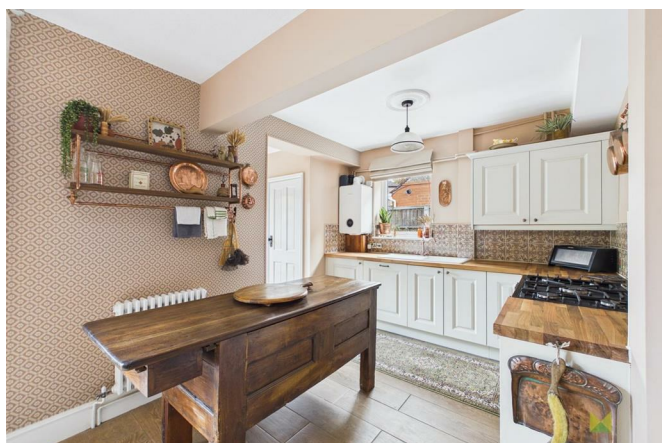
8 Shelton Road Shrewsbury SY3 8SS



3 Bedroom House
Offers In Excess Of £479,999

The features

- IMMACULATLY MAINTAINED AND MUCH IMPROVED
- SEPARATE HOME OFFICE/STUDIO
- UTILITY AND CLOAKROOM
- DRIVEWAY WITH AMPLE PARKING
- VIEWING ESSENTIAL
- PERIOD 3 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL, LOUNGE, OPEN PLAN LIVING/DINING/KITCHEN
- 3 GENEROUS BEDROOMS AND SHOWER ROOM
- BEAUTIFUL LANDSCAPED REAR GARDEN
- EPC RATING D



*** BEAUTIFULLY PRESENTED HOUSE WITH HOME OFFICE/STUDIO ***

An excellent opportunity to purchase this immaculately presented 3 bedroom period semi detached house which has been beautifully modernised by the current owners and truly must be viewed to be fully appreciated.

Property details

LOCATION

A sought after location on the 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 shops, schools, doctors, recreational facilities, and a pleasant stroll from the Town Centre, Quarry and the Royal Shrewsbury Hospital.

RECEPTION HALL

Recently fitted composite door opens to the spacious and inviting Reception Hall with attractive quarry tiled floor, period style radiator, useful understairs storage cupboard.

LOUNGE

A lovely room with walk in bay window overlooking the front, feature period style fire place with living flame gas fire and tiled insets, media point, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

The heart of the home this L-shaped room is perfect for a growing family and those who love to entertain.

The Living/Dining area has double opening French doors leading onto the decked sun terrace and has a lovely aspect over the garden. Period style wooden fire surround with brick reveals and inset for ornamental fire, period style radiator.

The Kitchen has been attractively re-fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having inset dishwasher with fascia panel and cooker. Complementary eye level wall units, window to the side, tiled flooring throughout. Opening to

UTILITY

fitted with work surface with space beneath for tumble dryer and washing machine, eye level units over, continuation of tiled floor, door to the garden.

CLOAKROOM

with suite comprising WC and wash hand basin, window to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side.

Access to roof space which has a pull down loft ladder and has been boarded, velux roof light and provides great storage space. This space could be converted to Bedroom subject to the necessary consents.

BEDROOM 1

A generous double room with window to the rear with a lovely aspect over the garden. Ornamental period style fireplace, radiator.

BEDROOM 2

Another generous room with bay window overlooking the front, ornamental period fire grate, radiator.

BEDROOM 3

A good sized third bedroom with window to the front, radiator.

SHOWER ROOM

A well appointed room, fitted with suite comprising large walk in shower cubicle with direct mixer unit with drench head, oval wash basin set into feature wooden wash stand, WC. Complementary tiled surrounds, period style radiator, windows to the side and rear.

OUTSIDE

The property is set back from the road and approached over newly laid driveway which provides parking for several cars and is screened from the road by mature hedging. Double opening gates to the side with secure storage area and leading to the

HOME OFFICE/STUDIO. Purpose built for the current owners, with power, lighting, ethernet connection and good insulation and having single door to the front and double opening French doors to the rear.

The Gardens truly are a particular feature of the property, beautifully presented with an abundance of all year round colour. Being laid to shaped lawn with well stocked flower, shrub and herbaceous beds with a variety of specimen trees and bushes which are interspersed with seating areas. To the rear is a wooden Summer House with gravelled seating area to the side and adjoining the house and Home Office are raised decked areas which are perfect for those who love to dine outdoors.

GENERAL INFORMATION

TENURE

Get in touch

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We're available 7 days a week

Four words that define who, and what we are:
HOME – Honest, Original, Motivated, Empathetic

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.
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- 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		60	73
(92 plus) A			
(81-91) B			
(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			
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	

