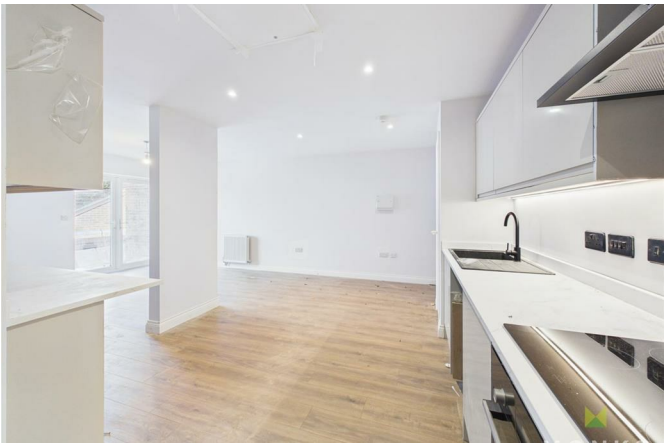
9 Lymehurst Place
Ellesmere Road Shrewsbury
SY1 2QT

MONKS

2 Bedroom Bungalow
Offers In The Region Of £250,000

The features

- SINGLE STOREY 2 BEDROOM HOME
- NEWLY REFURBISHED AND READY FOR IMMEDIATE OCCUPATION
- 2 BEDROOMS AND SHOWER ROOM
- ALLOCATED PARKING WITH SOME EV CHARGING
- EARLY RESERVATION HIGHLY RECOMMENDED
- SET WITHIN COURTYARD DEVELOPMENT OF 14 HOMES
- LOVELY LIGHT OPEN PLAN LIVING/DINING/KITCHEN
- PERSONAL PAVED AREA AND LOVELY COMMUNAL GARDEN
- READY FOR IMMEDIATE OCCUPATION
- EPC - TO BE CONFIRMED



***** NOW AVAILABLE FOR VIEWING *****

This lovely 2 bedroom home offers spacious and light single storey living - perfect for those looking to downsize, first time buyer or lock up and go.

Being a short stroll from local amenities and riverside walks to the Town Centre and Railway Station and for commuters ease of access to the A5/M54 motorway network.

Creating a modern lifestyle and finished to a contemporary specification the accommodation briefly comprises open plan living with Lounge with French doors leading to paved terrace area, Kitchen/Dining area with appliances, 2 Bedrooms and well appointed Shower Room.

The property has the benefit of gas central heating, allocated parking, personal paved area along with a communal garden.

Call to book your personal viewing appointment.

Viewing highly recommended.

Property details

LOCATION

Lymehurst Place occupies an enviable position on the edge of the Town, being a short and pleasant stroll from the railway station and all of the Town Centre amenities. For commuters there is ease of access to the A5/M54 motorway network.

A stunning medieval town, Shrewsbury is steeped in history, being the birthplace of Charles Darwin, home to 660 listed buildings and the famous Shrewsbury Quarry which the River Severn cradles.

Recently voted the UK's number one High Street, Shrewsbury's Wyle Cop boasts an array of independent traders which complement national stores, banks and building societies.

The Town plays host to wonderful cafe's, bars, restaurants and entertainment venues, including Theatre Severn, which is Shropshire's premier arts venue.

DESCRIPTION

This former period home has undergone complete modernisation and refurbishement to provide 14 homes, one, two and three bedrooms each offering individual living space and being finished to a high standard of specification by a local contractor.

9 Lymehurst Court is a lovey 2 bedroom single storey home with its own paved area and communal garden and features a spacious and light open plan Living/Dining/Kitchen, 2 Bedrooms and Shower Room.

With allocated parking - some with EV charging points.

We are advised that planning restrictions prevent the use of the Apartments being used for Air B&B purposes.

OPEN PLAN LIVING/DINING/KITCHEN

A lovely light spacious dual aspect room.

The Lounge area features with double opening French doors leading onto small paved area, media point, radiators.

The Kitchen/Dining area is attractively fitted with range of contemporary units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, oven, grill and extractor hood. Matching eye level wall units, recessed ceiling lights and window to the rear.

BEDROOM 1

A double room with window to the side, radiator.

BEDROOM 2

Another double room with window to the side, radiator.

SHOWER ROOM

fitted with suite comprising large shower cubicle with direct mixer unit, wash hand basin set into vanity with storage beneath and back lit wall mirror over, WC. Window to the rear, heated towel/radiator.

OUTSIDE

Set back from the road and screened with sandstone walling and mature hedging to the car parking area with allocated space for each apartment.

The property has the benefit of a personal small paved area and allocated parking.

To the rear of the development is a communal garden area.

GENERAL INFORMATION

TENURE
We are advised the property is will be Leasehold/Freehold where each owner will own a share of the Freehold. Service charges are to be confirmed.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As this is a new conversion property the Council has not yet set the banding.

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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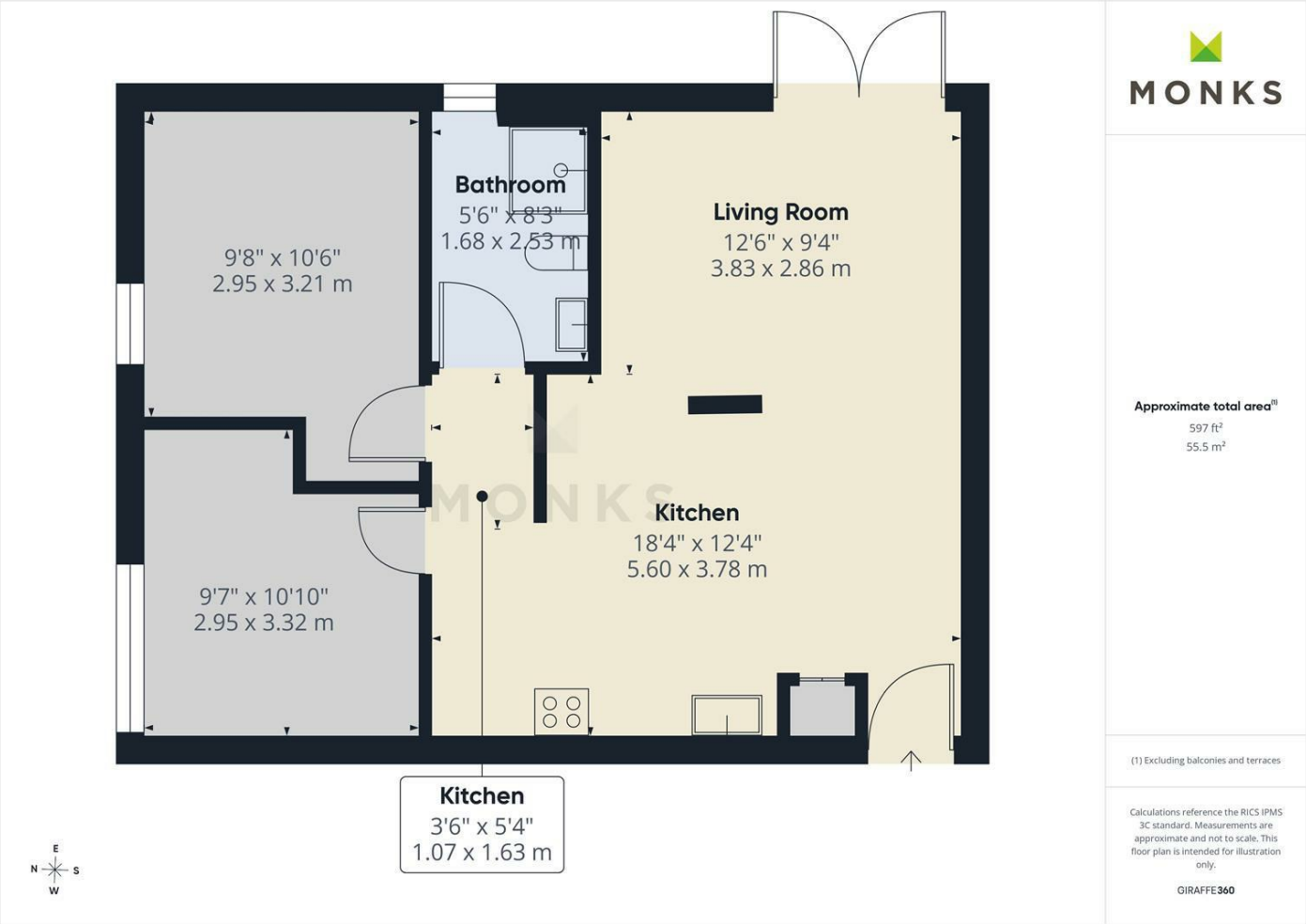

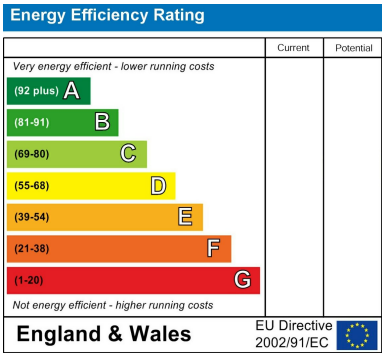

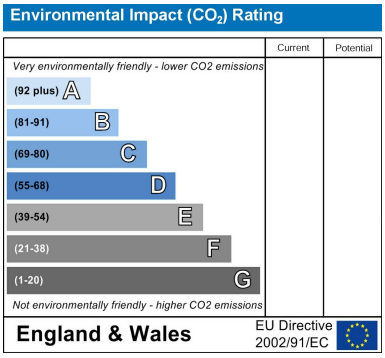

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.