

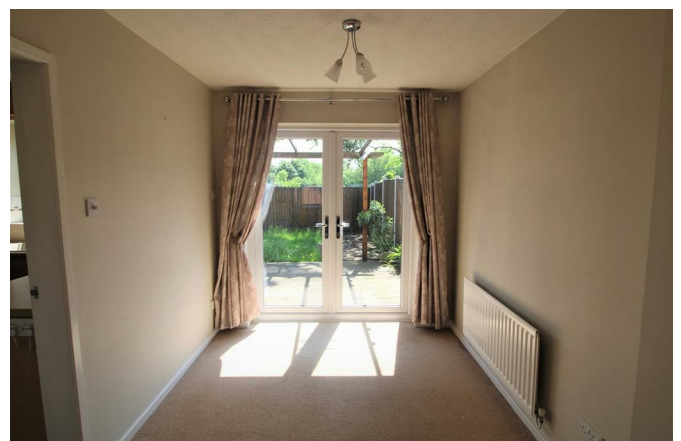
9 Farmlodge Lane Herongate Shrewsbury SY1 3ST



3 Bedroom House - End Terrace
£1,125 PCM

The features

- ENVIABLE LOCATION WITH OPEN ASPECT
- LOUNGE AND DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER
- BATHROOM WITH SHOWER
- GOOD SIZED ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- KITCHEN WITH OVEN AND HOB
- 2 FURTHER BEDROOMS
- DRIVEWAY AND GARAGE
- EPC RATING C



An excellent 3 bedroom home occupying an enviable position on this much sought after development on the edge of the Town Centre. The accommodation briefly comprises of: Reception Hall, Lounge and Dining Room, Kitchen with oven and hob. Principal Bedroom with en suite Shower, 2 further Bedrooms and Bathroom.

Property details

DESCRIPTION

This 3 bedroom home is set in a good sized South facing Garden which is bordered to the rear by allotments so makes for a pleasant aspect.

LOCATION

Occupying an enviable position, tucked away towards the end of the much sought after area of Herongate, perfectly placed for access to the A5/M54 motorway network. There are lovely walks on hand along with Herongate being a pleasant stroll to the Town Centre and Railway Station. There are a good range of amenities in nearby Greenfields including School, Shops, public houses and takeaways and Herongate benefits from a regular bus service to the Town.

RECEPTION HALL

Wooden and glazed door opening to Reception Hall with radiator and staircase to first floor.

LOUNGE 13'5" x 12'3" (4.093 x 3.753)

Having box bay window with deep display sill overlooking the front. Wooden fire surround housing living flame gas fire. TV aerial point, radiator. Useful under stairs storage cupboard. Opening to

DINING AREA 9'1" x 7'10" (2.789 x 2.398)

having sealed unit double glazed doors opening onto the rear garden. Radiator.

KITCHEN 9'0" x 7'6" (2.760 x 2.293)

with range of units incorporating one and half bowl sink set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having space beneath for washing machine or dishwasher, inset 4 ring hob with extractor hood over and oven and grill beneath and integrated fridge/freezer. Matching range of eye level wall units, space for fridge freezer, window overlooking the garden.

FIRST FLOOR LANDING

From the Reception staircase leads to First Floor Landing with window to the side and access to roof space.

PRINCIPAL BEDROOM 11'6" x 10'4" (3.526 x 3.166)

with window to the front. Sliding wardrobes running the width of one wall featuring hanging rails and shelving and opening to

EN SUITE SHOWER

with fully tiled shower cubicle and wash hand basin.

BEDROOM 2 9'6" x 8'0" (2.908 x 2.450)

with window overlooking the rear with pleasant open aspect, radiator.

BEDROOM 3 8'0" x 6'6" (2.462 x 1.991)

again with window to the rear with pleasant open aspect, radiator.

BATHROOM

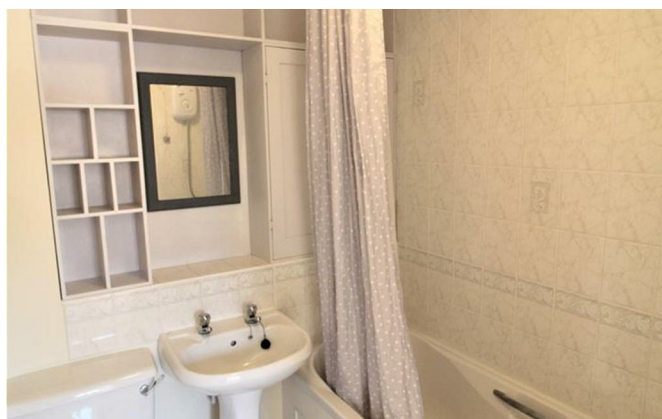
With suite comprising panelled bath with electric shower unit over, wash hand basin and WC suite. Fitted storage cupboards, radiator.

OUTSIDE

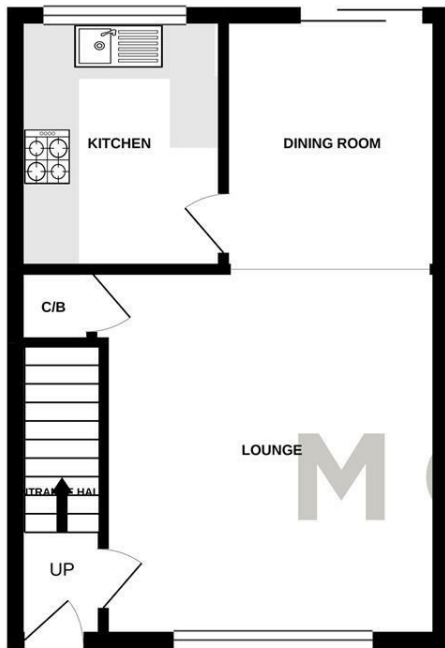
The property occupies an enviable position approached over driveway with parking and leading to the Attached Garage with up and over door, power and lighting and plumbing for washing machine along with door to the rear garden. The Front Garden is laid to lawn. The Rear Garden is of a good size, South facing and perfect for those who love to entertain or dine alfresco with a large decked terrace area and adjoining lawn. Enclosed with wooden fencing.

9 Farmlodge Lane, Herongate, Shrewsbury, SY1 3ST.

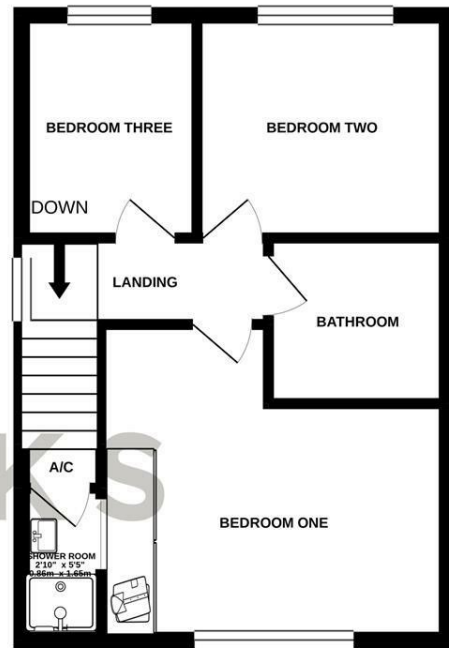
3 Bedroom House - End Terrace
£1,125 PCM



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2021



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

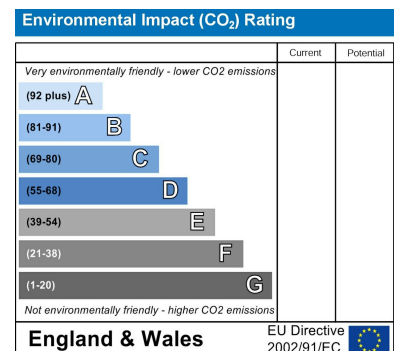
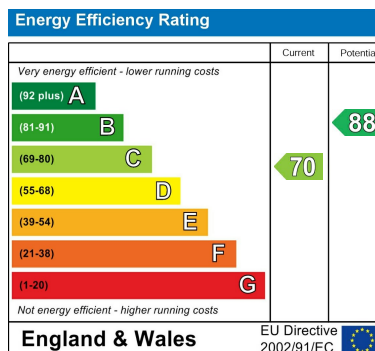
Shrewsbury office

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



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.