

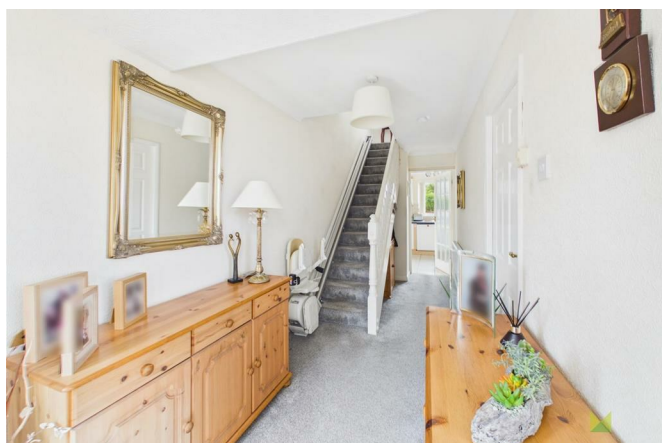
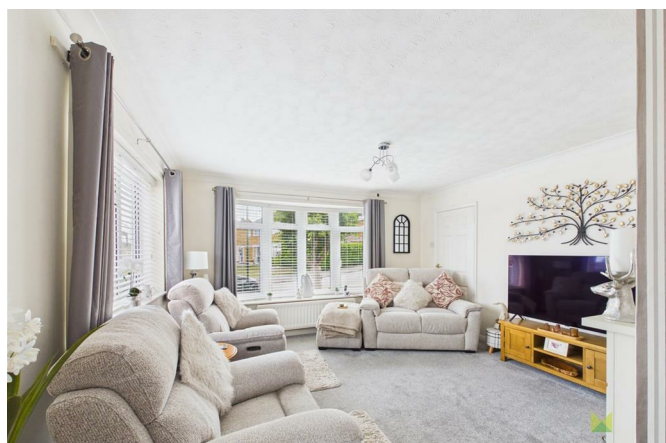
10 Ashfields Road Shrewsbury SY1 3SB



3 Bedroom House - Detached
Offers In The Region Of £320,000

The features

- EXCELLENT 3 BEDROOM DETACHED HOME
- ENVIABLE LOCATION WITH GOOD RANGE OF AMENITIES
- HOBBIES/GAMES ROOM, UTILITY AND CLOAKROOM
- DRIVEWAY WITH PARKING
- VIEWING ESSENTIAL.
- IDEAL FOR GROWING FAMILY
- HALL, LOUNGE, KITCHEN/DINING ROOM,
- 3 BEDROOMS AND RE FITTED SHOWER ROOM
- LOVELY WELL STOCKED GARDENS



*** 3 BEDROOM DETACHED HOME - GOOD SIZED GARDENS ***

An excellent opportunity to purchase this well maintained detached home offering spacious accommodation - perfect for a growing family and those looking to downsize.

Occupying an enviable elevated position on this much sought after development with lovely views over the roof tops to Shropshire Hills. For commuters there is ease of access to the A5/M54 motorway network and there are good local facilities including shops, school, public house, takeaways and countryside walks.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, Hobbies/Games Room, Utility, Cloakroom, 3 Bedrooms and re-fitted Shower Room.

The property has the benefit of gas central heating, driveway with parking and delightful well stocked gardens.

Viewing essential.

Property details

LOCATION

Occupying an enviable position in the heart of this popular development on the Northern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, countryside walks and a regular bus service to the Town Centre.

RECEPTION HALL

Double glazed entrance door with side panel to spacious Reception Hall, radiator, useful under stairs storage.

LOUNGE

A lovely light room with windows to the front and side, fire surround housing fire, media point, radiator.

KITCHEN/DINING ROOM

Dining Area with window overlooking the garden, radiator. Peninsular divide to

Kitchen which is fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units. Shelves pantry cupboard.

UTILITY ROOM

with single drainer sink set into base cupboard with work surface and space for appliances, door to the garden.

HOBBIES/GAMES ROOM

with window overlooking the front.

CLOAKROOM

with WC and window to the rear.

UTILITY STORE

with plumbing for washing machine.

FIRST FLOOR LANDING

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

BEDROOM 1

A lovely light room which windows to the front and side with far reaching views over the roof tops across to Haughmond and The Wrekin. Built in double wardrobe, radiator.

BEDROOM 2

another double room with window to the rear, built in wardrobe and shelving, radiator.

BEDROOM 3

with window to the front, radiator.

SHOWER ROOM

attractively re-fitted with suite comprising walk in shower with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over brick paved driveway with parking. The Front Garden is laid to lawn with flower and shrub beds and inset specimen tree. Side pedestrian access leads around to the excellent sized garden which lies to the side and rear. The Side has a raised lawn with good sized paved sun terrace and summerhouse and the rear garden again laid to lawn. Both with an abundance of well stocked flower, shrub and herbaceous beds and enclosed with wooden fencing. Timber garden storage shed.

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

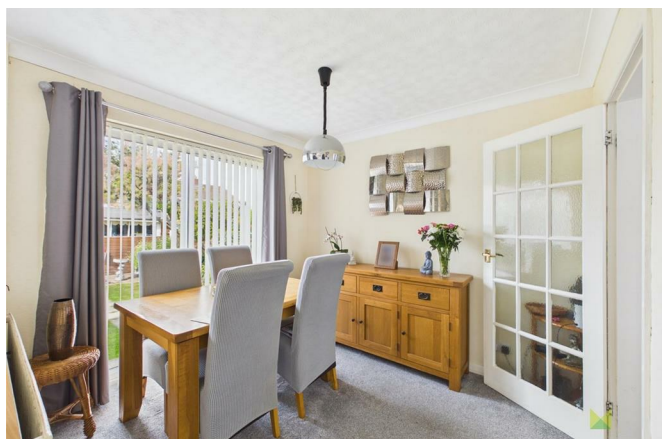
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

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

NEED TO CONTACT US

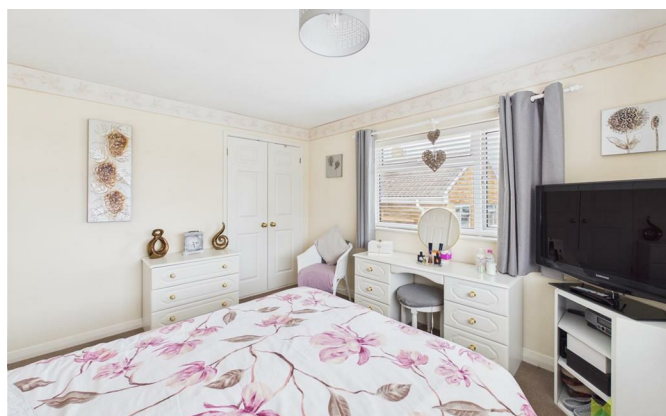
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





10 Ashfields Road, Shrewsbury, SY1 3SB.

3 Bedroom House - Detached
Offers In The Region Of £320,000





Approximate total area^m
 1066 ft²
 99.2 m²

Reduced headroom
 12 ft²
 1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	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	

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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.