



MONKS

3 Lexington Avenue **Shrewsbury** **SY2 6SR**

4 bedroom House - Detached property
Offers in the region of £525,000







*** IMPRESSIVE EXTENDED FAMILY HOME - MUST BE VIEWED ***

A unique opportunity to purchase this fabulous detached home which has been extended and improved to provide truly spacious and versatile accommodation - perfect for today's modern lifestyle - a growing family, those who work from home and love to entertain.

Occupying an enviable position on the edge of this much sought after location tucked away in a quiet cul de sac and yet being a stones throw from local amenities, lovely walks and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, fabulous sized Lounge, impressive open plan Living/ Dining/ Kitchen - the hub of the home, large Conservatory, Family/ Sitting Room, Utility and Cloakroom. On the First Floor is an excellent sized Principal Bedroom with Dressing Room and newly fitted en suite, Guest Bedroom with en suite Shower Room, 2 further double Bedrooms and family Bathroom.

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

Viewing essential

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Shrewsbury
SY2 6SR





LOCATION

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RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator.

FABULOUS LOUNGE

This extended room offers great space and is naturally well lit with two windows overlooking the front. Feature media wall with ornamental fire and TV point over, wooden floor covering, recessed ceiling lights and fitted wall lights, radiator.

IMPRESSIVE LIVING/DINING/KITCHEN

The perfect room for those who love to entertain with the Living/Dining area having ample space for dining table and sofas. The Kitchen is attractively fitted with range of wooden fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with granite work surfaces over and having integrated dishwasher with matching fascia panel, upstands and range of eye level wall units and space for fridge/freezer. Peninsular divide housing halogen hob with cutlery and pan drawers beneath, extractor hood over and additional storage cupboards and featuring breakfast bar overhang seating area. Window overlooking the garden, LVT flooring, radiators.

CONSERVATORY

A fabulous addition being of an excellent size and providing a lovely aspect over the garden, double opening French doors to the sun terrace. LVT flooring, radiator.

SITTING/FAMILY ROOM

A versatile room with window overlooking the front, wooden effect floor covering, radiator.

UTILITY ROOM

with continuation of units to complement the Kitchen and having space for appliances, door to garden and

CLOAKROOM

with suite comprising WC and wash hand basin. Radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window overlooking the front with pleasant aspect, access to roof space.

PRINCIPAL BEDROOM

An excellent sized extended room with two windows overlooking the front. Range of floor to ceiling fitted bedroom furniture and door to walk in Dressing Room with additional wardrobes. Radiator.

EN SUITE BATHROOM

A well appointed room which is beautifully re-fitted with contemporary suite comprising bath with direct mixer shower unit over with drench head, wash hand basin and WC. Complementary tiled surrounds and flooring, windows to the side, heated towel rail, underfloor heating and built-in Bluetooth speaker.

GUEST BEDROOM

A generous double room with window overlooking the garden, radiator. Fitted double wardrobe, wooden floor covering.

EN SUITE SHOWER ROOM

with shower cubicle, wash hand basin and WC. Complementary tiled surrounds, window to the rear, radiator.

BEDROOM 3

Another double room with window overlooking the rear garden, wooden floor covering, fitted wardrobe, radiator.

BEDROOM 4

another double room with window to the front with pleasant aspect, fitted wardrobe, wooden floor covering, radiator.

FAMILY BATHROOM

with suite comprising shaped panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property occupies a truly enviable corner position approached over driveway with parking for several cars and leading to the Garage with up and over door, power and lighting and personal door to the rear. To the side is an additional area



which could provide further parking and which is established with well stocked flower, shrub and herbaceous beds. Side access leads along to the good sized Rear Garden which has a shaped lawn with flower and shrub beds, paved patio and large raised decked sun terrace, enclosed with brick walling and 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 E - 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](https://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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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.
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