

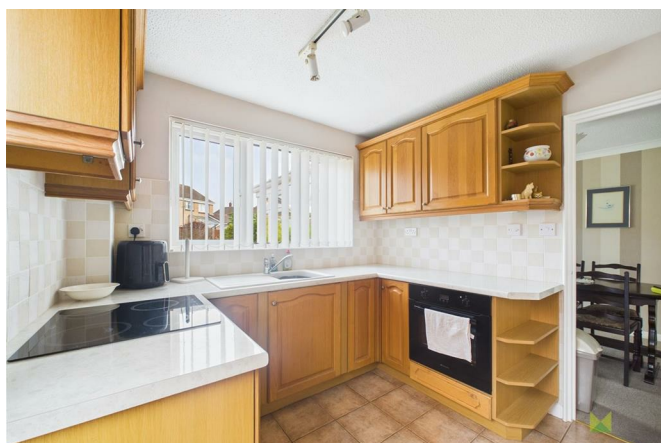
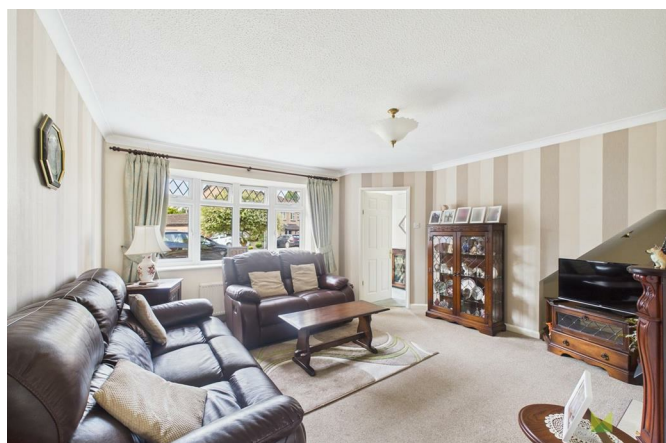
4 Woodpecker Close Shrewsbury SY1 4UB



3 Bedroom House - Semi-Detached
Offers In The Region Of £260,000

The features

- IMMACULATELY PRESENTED SEMI DETACHED HOUSE
- RECEPTION, LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING TBC
- ENVIABLE LOCATION WITH EXCELLENT LOCAL AMENITIES
- 3 BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING RECOMMENDED



*** 3 BEDROOM SEMI WITH NO UPWARD CHAIN ***

An excellent opportunity to purchase this immaculately presented 3 bedroom semi detached house, perfect for a growing family.

Occupying an enviable position in this much sought after location a short stroll from local amenities including shops, schools, doctors, recreational facilities and riverside walks. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, Conservatory, 3 generous Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Viewing recommended.

Property details

LOCATION

Occupying an enviable position in this much sought after location, ideally placed for local amenities including schools and for commuters ease of access to the A5/M54 motorway network.

ENTRANCE HALL

Sealed unit double glazed door with side screen opens to Reception Hall, radiator.

LOUNGE

A good sized room with bay window overlooking the front. Wooden fire surround with living flame fire, media point, radiator. Double opening doors to

DINING ROOM

Radiator and doors opening to

CONSERVATORY

being of brick and sealed unit double glazing with french doors to the garden and tiled floor.

KITCHEN

with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for washing machine, inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching eye level wall units. Window overlooking the garden and door to the side.

FIRST FLOOR LANDING

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

BEDROOM 1

A generous double room with window overlooking the front, built in double wardrobe, radiator.

BEDROOM 2

Another double room with window to the rear, radiator.

BEDROOM 3

with window to the front, radiator.

BATHROOM

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

OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over

door, power and lighting. The Front Garden is laid to lawn with inset specimen tree. Side pedestrian access leads around to the Rear Garden which is laid to lawn with well stocked flower and shrub beds and specimen trees. Enclosed with 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 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

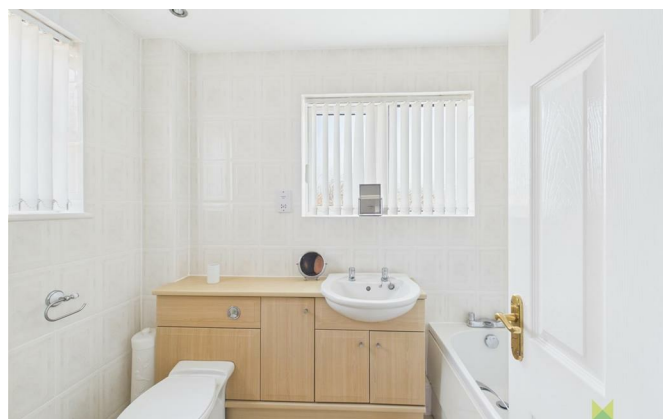
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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

4 Woodpecker Close, Shrewsbury, SY1 4UB.

3 Bedroom House - Semi-Detached
Offers In The Region Of £260,000





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.