

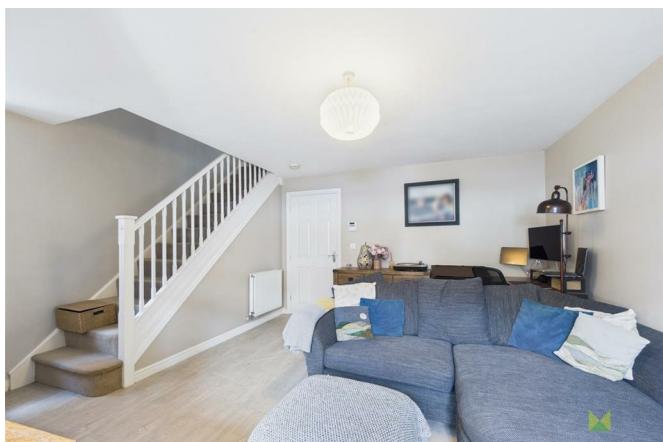
# 61 Greenfields Gardens Shrewsbury SY1 2RN



**3 Bedroom House - End Terrace**  
**Offers In The Region Of £225,000**

## The features

- ENVIALE LOCATION CLOSE TO THE TOWN
- RECEPTION HALL WITH CLOAKROOM, GOOD SIZED LOUNGE
- 3 BEDROOMS AND BATHROOM
- ALLOCATED PARKING AND ENCLOSED REAR GARDEN
- EPC RATING TBC
- PERFECT FOR FIRST TIME BUYER OR GROWING FAMILY
- KITCHEN/DINING ROOM WITH OVEN AND HOB
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING RECOMMENDED.



### \*\*\* 3 BEDROOM MEWS HOME CLOSE TO TOWN AND RAILWAY STATION \*\*\*

An excellent opportunity to purchase this attractive 3 bedroom Mews home which is perfect for a first time buyer or growing family.

Occupying an enviable position with good local amenities and being a short stroll from the Railway Station and the Town Centre amenities.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Kitchen/Dining Room, 3 Bedrooms and Bathroom.

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

**Viewing recommended.**

## Property details

### LOCATION

The property occupies an enviable position in this sought after location ideally placed a short stroll from the Railway Station and Town Centre. There are good local facilities on hand including primary schools, supermarket, restaurants and public houses along with ease of access to the A5/M54 motorway network.

### RECEPTION HALL

With access to CLOAKROOM and through to LIVING ROOM

### CLOAKROOM

With suite comprising WC and wash hand basin, radiator, window to the front.

### LIVING ROOM

Having window overlooking the front, media point, radiator. Stairs leading to FIRST FLOOR LANDING.

### KITCHEN DINING ROOM

Dining Area with double opening French doors leading onto the garden, useful under stairs storage cupboard, radiator.

Kitchen which is fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath and further space for appliances. Tiled surrounds and eye level wall units, window overlooking the garden.

### FIRST FLOOR LANDING

With access to roof space.

### PRINCIPLE BEDROOM

with window overlooking the rear, radiator.

### BEDROOM 2

with window overlooking the front, radiator.

### BEDROOM 3

with window overlooking the front, radiator and useful storage cupboard.

### FAMILY BATHROOM

with suite comprising panelled bath with mixer taps and shower, wash hand basin and WC. Tiled surrounds, towel heater, window to the rear.

### OUTSIDE

The property occupies an enviable position on the edge of the edge of this popular development and approached over paving with car space space in front.

The Rear Garden has been laid for ease of maintenance to paving with decked sun terrace area. Garden shed.. Offering a good level of privacy being enclosed with wooden fencing and side gate giving access to the front of the property.

### GENERAL INFORMATION

#### TENURE

We are advised that the property is leasehold, with a term of 155 years, of which 137 years remain as of September 2025. We are also informed that the current ground rent is £230 per annum.

However, we recommend that these details are verified during the course of 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 B - 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.

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3 Bedroom House - End Terrace  
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## Judy Bourne

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## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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- 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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