

Coedlan Coedway Shrewsbury SY5 9AR



4 Bedroom House - Detached
Offers In The Region Of £460,000

The features

- EXCELLENT DETACHED AND EXTENDED 4 BEDROOM HOME
- RECEPTION HALL WITH CLOAKROOM
- BREAKFAST KITCHEN AND LARGE UTILITY ROOM
- 3 FURTHER BEDROOMS AND RE-FITTED BATHROOM
- VIEWING ESSENTIAL.
- ENVIABLE VILLAGE LOCATION
- LOUNGE WITH LOG BURNER, DINING ROOM, FAMILY/SITTING ROOM
- PRINCIPAL BEDROOM WITH NEWLY FITTED EN SUITE
- DRIVEWAY WITH PARKING, GARAGE AND PRIVATE REAR GARDEN
- EPC RATING TBC



*** EXCELLENT DETACHED HOME IN ENVIABLE VILLAGE LOCATION ***

An opportunity to purchase this immaculately presented, improved 4 bedroom detached home which has been extended to provide spacious and versatile space – perfect for a growing family or those looking to downsize with space.

Occupying an enviable cul de sac location in the heart of this small village which boasts an excellent restaurant/public house and being a short drive from the County Town of Shrewsbury and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge with log burner, Family Room, Dining Room, Breakfast Kitchen, large Utility and Cloakroom. On the First Floor is the Principal Bedroom with newly fitted Shower Room, 3 further generous Bedrooms and well appointed re-fitted family Bathroom.

The property has the benefit of oil fired central heating, double glazing, driveway with parking for numerous vehicles, garage and delightful well maintained gardens offering a good level of privacy.

Viewing highly recommended.

Property details

LOCATION

The property is located in the heart of this small and select village on the Western edge of Shrewsbury and being ideally placed for ease of access to the County Town, A5/M54 motorway network and the nearby market Towns of Oswestry and Welshpool. The village itself boasts a restaurant/public house and wonderful countryside walks including the famous Rodney's pillar which again is a short drive away.

ENTRANCE PORCH

with door opening to

RECEPTION HALL

A lovely inviting space with radiator and useful downstairs storage cupboard.

CLOAKROOM

with suite comprising WC and wash hand basin, tiled surrounds, radiator.

LOUNGE

A lovely room having window to the front and double opening French doors leading onto the rear garden and sun terrace. Attractive fireplace housing cast iron log burner, media point, radiator. Opening to

DINING ROOM

A good sized room having window to the side with aspect over the garden, radiator.

FAMILY/SITTING ROOM

A useful addition to the home being dual aspect with outlooks with window to the front and double opening French doors to the garden, media point, radiator. Wooden floor covering.

KITCHEN/BREAKFAST ROOM

Attractively fitted 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 one and half bowl sink with mixer taps set into base cupboard with space beneath for dishwasher and fridge. Inset 4 ring hob with extractor hood over drawer unit beneath and eye level double oven/grill/microwave with storage above and below, tiled surrounds and matching eye level wall units. Recessed ceiling lights, radiator, window overlooking the garden and ample space for breakfast table, window overlooking the garden and door to

UTILITY ROOM

A good sized room having doors to the front and rear gardens. Range of storage cupboards incorporating single drainer sink and ample space for appliances, tiled floor, radiator.

FIRST FLOOR LANDING

From the Reception Hall, staircase with half landing and window to the side leads to the First Floor with access to roof space.

PRINCIPAL BEDROOM

A generous double room with window to the side with aspect over the garden. Radiator.

EN SUITE SHOWER ROOM

Recently re-fitted with suite comprising large walk in shower with direct mixer and drench head, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, heated towel rail, window to the side.

BEDROOM 2

Another double room with window to the front, radiator.

BEDROOM 3

with window to the side, radiator.

BEDROOM 4

with window to the front, radiator.

BATHROOM

A well appointed room with newly fitted suite comprising panelled bath with shower unit over, wash hand basin set into vanity and WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property occupies an enviable cul de sac location approached over driveway with ample parking and leading to the Garage with up and over door, power and lighting.

The Gardens are a particular feature of the property and to the front laid mainly to lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees. Side pedestrian access leads around to the Rear Garden which offers a great level of privacy and has paved sun terrace, lawn and flower and shrub beds. Enclosed with fencing and mature conifers and trees.

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 electric and water are connected. There is a septic tank at the property. The central heating is oil fired.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band G - 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, 9.00am 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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Floor 0



Floor 1



Approximate total area^m
 1571 ft²
 146.1 m²
Reduced headroom
 3 ft²
 0.3 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



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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 (CO₂) 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	

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