

30 Leyburn Avenue Shrewsbury SY3 8TP



3 Bedroom House - Semi-Detached
Guide Price £340,000

The features

- EXTENDED THREE-BEDROOM SEMI DETACHED HOUSE
- EXCELLENT FLOW TO GROUND FLOOR
- GENEROUS OPEN PLAN KITCHEN AND DINING ROOM
- EXTENSIVE PARKING, GARAGE AND ENCLOSED REAR GARDEN
- EASE OF ACCESS TO AMENITIES AND TRANSPORT LINKS
- NO UPWARD CHAIN
- NEATLY PRESENTED THROUGHOUT
- NEARBY TO WOODFIELD AND ST GEORGES SCHOOLS
- CLOSE TO COPTHORNE PARK AND QUARRY PARK
- EPC RATING D



*** ARCHITECT DESIGNED EXTENTION OFFERING SPACIOUS GROUND FLOOR FOOTPRINT ***

An exciting opportunity to acquire this remodelled semi detached house well suited to both every day living and large scale entertaining.

Occupying an enviable plot set back from the road within this much sought after residential location, a short distance from the Royal Shrewsbury Hospital, local amenities, desirable schooling and Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Porch, Entrance Hall, Living Room, Open plan Kitchen and Dining Room, Utility/Cloak Room, Three generous Bedrooms and family Bathroom.

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

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in this much sought after residential location nearby to the delightful Copthorne Park, Quarry Park and Shrewsbury town centre. For commuters there is ease of access to the A5/M54 motorway network. There are excellent facilities on hand including Woodfield and St George's schools, supermarket, public houses/restaurants, takeaways, a regular bus service to the Town Centre and close proximity to the Royal Shrewsbury Hospital.

PORCH

Approached via uPVC front door and providing a useful storage area.

ENTRANCE HALLWAY

Laid to hardwood flooring and off which radiates the reception spaces. Part glazed door into the

LIVING ROOM

A generous dual aspect room with windows overlooking the front and rear gardens. Gas fire set into wooden surround.

OPEN PLAN KITCHEN AND DINING ROOM

A superbly adapted space with part vaulted ceiling and flooded with light from striking picture window overlooking the garden. The kitchen is fitted with a range of timeless shaker style cabinetry under contrasting worksurfaces incorporating 1.5 stainless steel drainer sink and four ring gas burner hob. Further range of matching eye level units and integrated appliances including double oven, fridge/freezer, dishwasher and wine fridge.

UTILITY ROOM/CLOAK ROOM

Fitted with base storage unit and space for washing machine under work surfaces incorporating stainless steel drainer sink. Further range of matching eyelevel cabinets.

Stairs rise to the first floor landing with airing cupboard and access to the loft. The loft is accessed by a fitted wooden foldaway loft stairs and the loft is fully boarded for additional storage.

PRINCIAPL BEDROOM

A generous size double bedroom with range of built-in wardrobes and ample space for freestanding furniture. Wonderfully light, with the window to the front.

BEDROOM TWO

Another excellent sized double bedroom with range of built-in wardrobes and window overlooking the garden.

BEDROOM THREE

A well proportioned single bedroom with window to front.

FAMILY BATHROOM

Fully tiled and fitted with a white suite comprising panelled shower bath, low-level flush WC and hand wash basin set into vanity unit. Radiator and windows to rear.

OUTSIDE

The property is approached over an extensive gravel driveway with turning area flanked by a border well stocked either flowering perennials, mature shrubs and specimen trees.

The enclosed rear garden is mainly laid to lawn with an expanse of terrace extending from the back of the house and steps rising up. Edged by mature borders fully stocked and offering all year round colour, structure and interest. A wonderfully private space.

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](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.

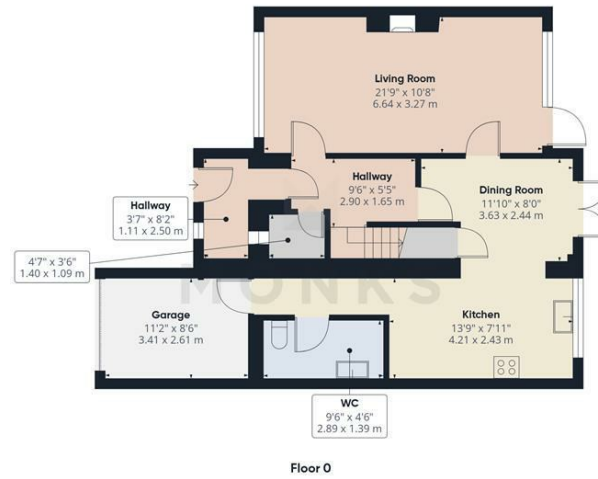
NEED TO CONTACT US

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

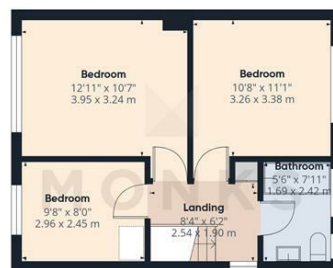
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Approximate total area⁽¹⁾
 1177 ft²
 109.4 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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- 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.