

# 56 White Hart Shrewsbury SY3 7TE



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £335,000**

## The features

- DECEPTIVELY SPACIOUS 3 BEDROOM DETACHED BUNGALOW
- BORDERING THE REABROOK CONSERVATION AREA
- RECEPTION HALL, EXCELLENT SIZED LOUNGE/DINING ROOM
- 3 BEDROOMS AND SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- PERFECT FOR THOSE LOOKING TO DOWNSIZE
- KITCHEN WITH OVEN AND HOB
- PARKING, GARAGE AND DELIGHTFUL GARDENS
- EPC RATING A



### \*\*\* GENEROUS 3 BEDROOM DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this well maintained 3 bedroom detached bungalow which is offered for sale with no upward chain and is perfect for those looking to downsize or indeed a growing family.

Occupying an enviable position alongside the edge of the Reabrook Conservation area with direct access gate onto the Brook and being a short stroll from local amenities and the vibrant Coleham community. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, large Lounge/Dining Room, Conservatory, Kitchen with oven and hob, 3 Bedrooms and Shower Room.

The property has the benefit of gas central heating, solar panels, double glazing, driveway with parking, Garage and delightful established gardens bordered by the Reabrook Conservation area.

Viewing highly recommended.

## Property details

### LOCATION

Set in this much sought after location with the most wonderful walks on the doorstep along the Reabrook Conservation area and benefitting from its own access gate to the Brook. Reabrook boasts local amenities including supermarket, public house, regular bus service and takeaways and for commuters ease of access to the A5/M54 motorway network. The vibrant community of Coleham is a pleasant walk where you will find a range of independent stores, cafe's, restaurants and primary school and from where there is access into the Town Centre and Shrewsbury Quarry.

### RECEPTION HALL

Sealed unit double glazed entrance door opening to Reception Hall with storage and cloaks cupboard. Radiator and access to roof space.

### LOUNGE/DINING ROOM

An excellent sized room with feature brick chimney breast with display recess to either side and wooden lintel over with point for ornamental fire, media point, radiators. Sliding patio doors to

### LARGE CONSERVATORY

Being of brick and double glazed construction with polycarbonate roof and French doors leading onto the sun terrace and garden. Power, lighting and radiator.

### KITCHEN

Fitted with range of wooden fronted units incorporating single drainer sink unit set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over, space and plumbing for washing machine. Eye level double oven and grill with storage above and below, integrated fridge/freezer, tiled surrounds and matching eye level wall units. Tiled floor, radiator, window overlooking the garden.

### BEDROOM 1

A generous double room with window to the front, fitted wardrobes, radiator.

### BEDROOM 2

with window to the front, radiator.

### BEDROOM 3

with window to the front, radiator.

### SHOWER ROOM

with suite comprising corner shower cubicle, wash hand basin set into vanity with storage beneath and WC. Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

The property occupies an enviable position on the edge of the development being bordered by the Reabrook Conservation area. Approached over driveway with parking and leading to the Garage with remote operated

up and over door.

The Front Garden is laid to pave and gravel with well stocked shrub and herbaceous beds, and could provide additional parking if required. Side access gate leads through to the Sun Terrace which is paved and great for morning and evening sunshine - The Rear Garden is laid for ease of maintenance to artificial lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees and enclosed with wooden fencing providing a good level of privacy. Additional gate gives access to the Reabrook.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. The property benefits from solar panels installed under a lease agreement. The solar panels are not owned by the vendor and are subject to a lease which runs until 2036. 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

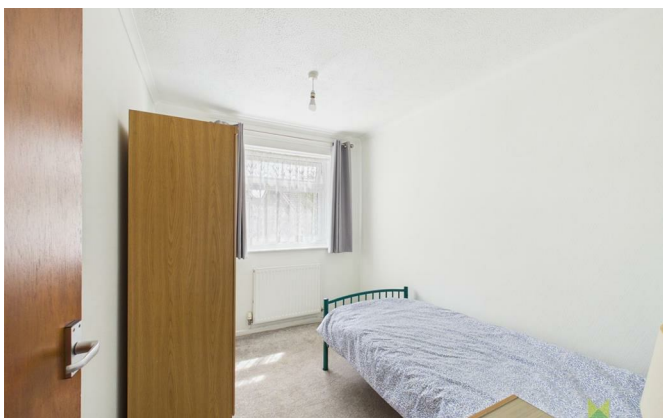
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

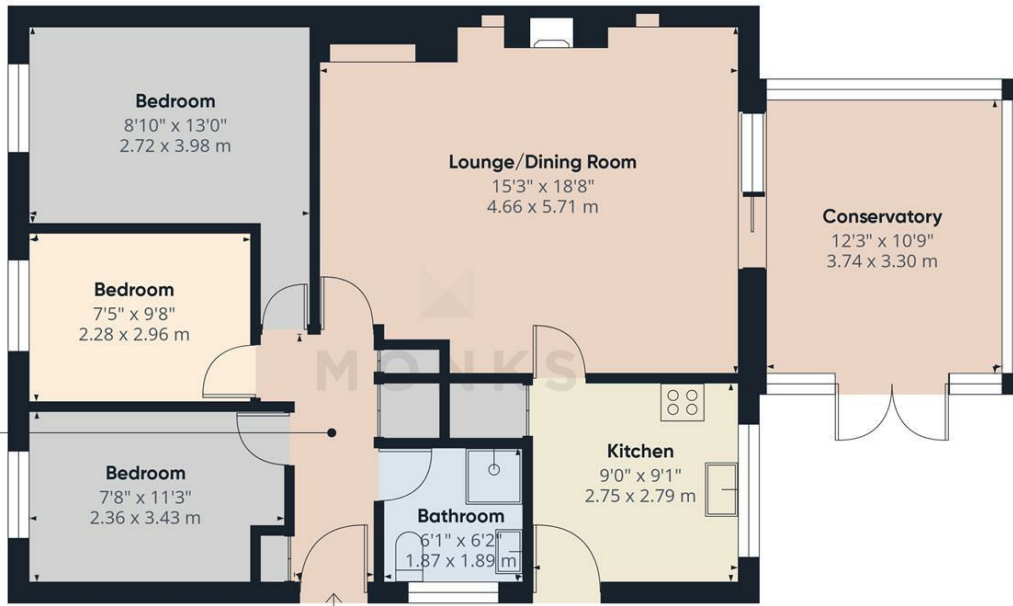
#### NEED TO CONTACT US

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<sup>m</sup>  
896 ft<sup>2</sup>  
83.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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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## Get in touch

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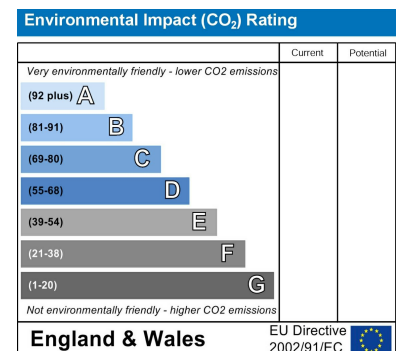
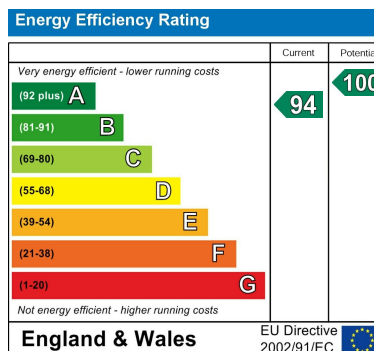
## Shrewsbury office

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



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- 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.
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