

1 Nursery Meadows Shrewsbury SY1 2PS



4 Bedroom House - Detached
Offers In The Region Of £475,000

The features

- IMMACULATE 4 DOUBLE BEDROOM DETACHED HOUSE
- RECEPTION HALL WITH CLOAKROOM
- IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN, UTILITY ROOM
- 3 FURTHER DOUBLE BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION CLOSE TO THE TOWN CENTRE
- FAMILY ROOM/HOME OFFICE, GENEROUS LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- GARAGE AND GOOD PARKING. ENCLOSED REAR GARDEN
- EPC RATING C



***** IMPRESSIVE DETACHED FAMILY HOME - ENVIABLE LOCATION *****

An excellent opportunity to purchase this well presented, 4 double bedroom detached home, perfect for today's modern lifestyle of a growing family, work from home and those looking to downsize yet require space.

Occupying an enviable position with lovely countryside walks on the doorstep, yet being a short riverside stroll to the Railway Station, Town Centre and all of its amenities. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Family Room/Home Office, impressive Living/Dining/Kitchen, Utility Room, Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.

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

Viewing highly recommended.

Property details

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 E - 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

LOCATION

RECEPTION HALL

Covered entrance with door and side screen opening to Reception Hall, tiled floor, radiator.

CLOAKROOM

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

FAMILY ROOM/HOME OFFICE

A versatile room with window to the front, radiator.

LOUNGE

A generous sized room with window to the front. Wooden fire surround with marble hearth and inset housing living flame fire, radiator, media point. Double opening doors to

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

Perfect room for those who love to entertain or have a growing family. With the Living/Dining area featuring double opening French doors with full height glazed

windows to either side opening to garden, radiator.

The Kitchen is fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, space for Range style cooker with extractor hood over and eye level microwave recess. Tiled surrounds and complementary wall units, open fronted display shelving and plate rack. Central island with additional storage and work space, tiled floor throughout, radiators and double opening French doors to the garden.

UTILITY ROOM

with range of units comprising cupboards and drawers with inset sink and worksurface having space beneath for washing machine, built in fridge freezer, tiled flooring, radiator. Personal door to Garage.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space. Airing/Linen cupboard.

PRINCIPAL BEDROOM

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

EN SUITE SHOWER ROOM

with suite comprising tiled shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, window to the front, radiator.

BEDROOM 2

Another generous double room with window to the front, built in double wardrobe, radiator.

BEDROOM 3

Another double room with window to the rear with pleasant outlook, radiator.

BEDROOM 4

A double room with window to the rear with pleasant aspect, radiator.

BATHROOM

A well appointed room with suite comprising panelled bath, fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over driveway with parking for several cars and leading to the Garage with up and over door, power and lighting and personal door to the Utility and Garden.

The front garden is laid to shaped lawn. Side pedestrian access leads to the good sized rear garden which large paved sun terrace and garden laid to lawn, enclosed with wooden fencing.

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Approximate total area^m
 1828 ft²
 169.8 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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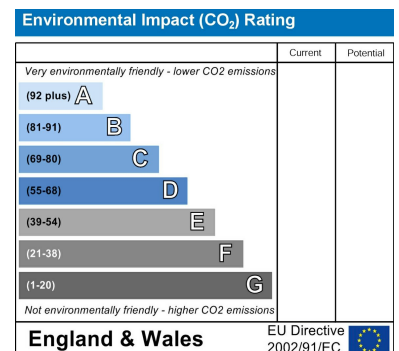
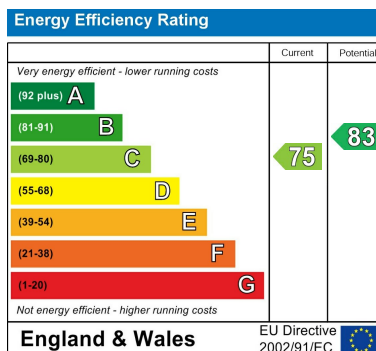
Shrewsbury office

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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



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