



MONKS

59 Harlescott Crescent Shrewsbury SY1 3AX

3 bedroom House - Semi-
Detached property
Offers in the region of £310,000







*** TRADITIONAL SEMI IN FABULOUS SIZED GARDENS ***

An excellent opportunity to purchase this cherished, 3 bedroom semi detached house which is set in a truly fabulous sized garden and constructed in the early 1920's - perfect for a growing family and offering great scope to extend if required (subject to the necessary consents).

Occupying an enviable position in this popular sought after location on the edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent local facilities on hand including schools, shops, supermarkets and regular bus service to the Town Centre.

The accommodation briefly comprises Reception Hall with Cloakroom, through Lounge with French doors leading onto the rear garden, Dining Room, Conservatory, Kitchen, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, garage and the most delightful well stocked and extra large sized gardens offering a good level of privacy.

Viewing highly recommended.

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DESCRIPTION

Set in this sought after location, Harlescott Village is an unadopted and exclusive courtyard of homes the majority of which were constructed in the early 1920's and finished to an impressive specification including oak architrave, skirting, doors and staircase. 59 is set in an extra large plot which lends itself to being extended, subject to the necessary consents).

RECEPTION HALL

Covered entrance with door opening to RECEPTION HALL

CLOAKS/UTILITY

with WC and wash hand basin, space and plumbing for washing machine and range of fitted storage cupboards, window to the front, radiator.

THROUGH LOUNGE

A lovely light through room with window to the front and recently fitted double opening French doors leading onto the garden. Wooden fire surround with point for ornamental fire and fitted storage cupboards to the side, exposed ceiling beams, Media point, radiator.

DINING ROOM

with window to the side with aspect over the gardens, radiator, sliding patio doors opening to Conservatory.

CONSERVATORY

being of brick and sealed unit double glazed construction with tiled floor and double opening French doors to the garden.

KITCHEN

with range of white fronted units incorporating single drainer sink set into base cupboard. further range of cupboards and drawers with work surfaces over and having space for cooker and fridge/freezer, tiled surrounds and matching eye level wall units. Window overlooking the garden, radiator and door to the side.

FIRST FLOOR LANDING

Original oak staircase leads to the First Floor Landing with window to the front.

BEDROOM 1

with window to the front, radiator.

BEDROOM 2

with window to the side, built in storage cupboards, radiator.

BEDROOM 3

with window to the rear, radiator.

BATHROOM

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

OUTSIDE

The property is approached over driveway with parking for several cars and leading to the Garage.

The Front Garden is of a good sized being laid to two lawned areas with flower and shrub beds and enclosed with wooden fencing. Side pedestrian access leads around to the fabulous rear garden which is laid mainly to lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen and fruit trees. Large covered decked sun terrace, ideal for those who love to outdoor entertain and further gravelled areas again with vegetable and fruit sections, enclosed with wooden fencing.

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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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 (CO ₂) 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		

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.
- 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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