

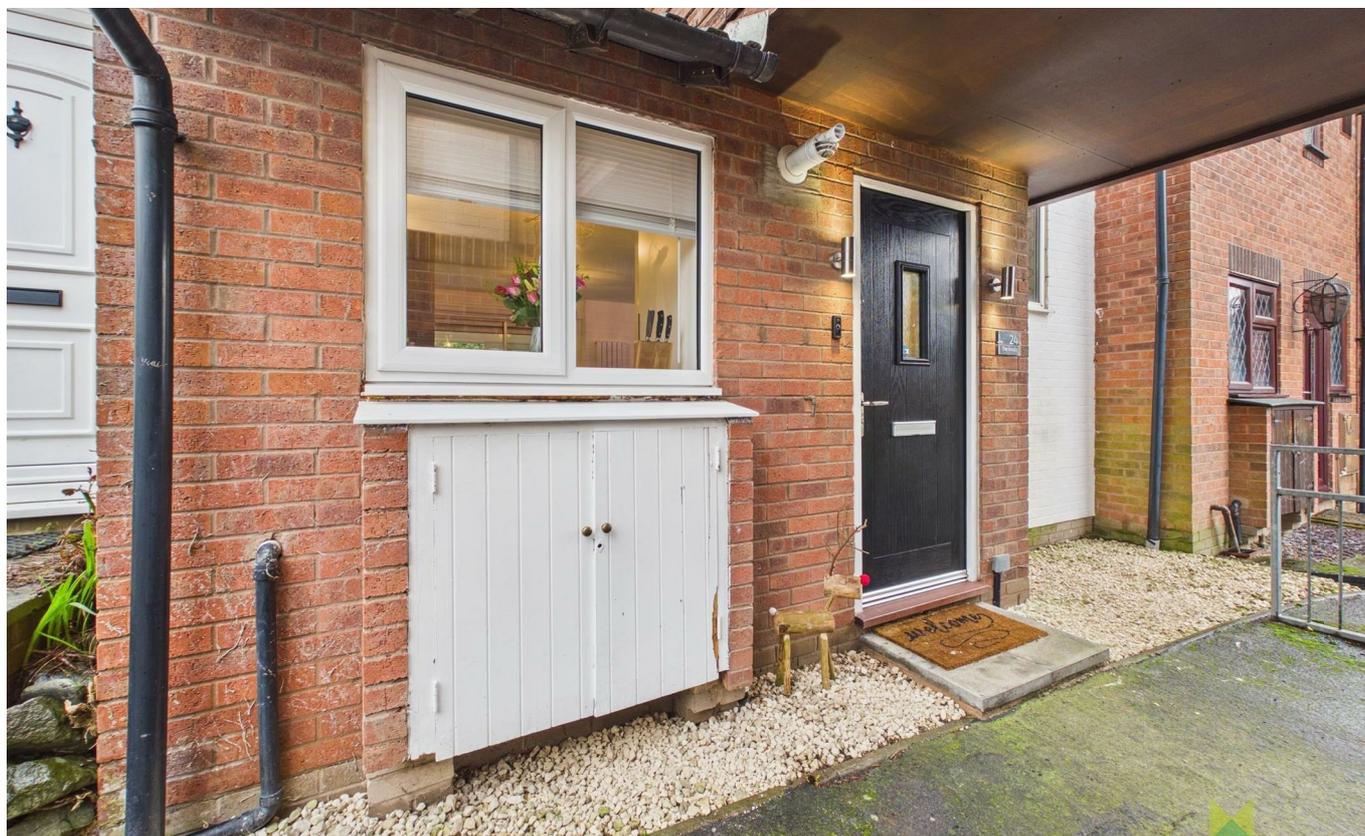
# 24 The Knolls Bicton Heath Shrewsbury SY3 5DR



3 Bedroom House - Terraced  
Offers In The Region Of £169,950

## The features

- IDEAL FIRST TIME BUYER HOME
- ENTRANCE HALL, SPACIOUS OPEN PLAN LIVING/DINING/KITCHEN
- 3 GENEROUS DOUBLE BEDROOMS
- ENCLOSED GARDEN AND ALLOCATED PARKING
- VIEWING RECOMMENDED
- MUCH IMPROVED AND NEATLY PRESENTED
- GARDEN ROOM
- CONTEMPORARY RE FITTED BATHROOM
- ENVIABLE LOCATION CLOSE TO AMENITIES
- EPC RATING E



### \*\*\* 3 DOUBLE BEDROOMS \*\*\*

An excellent opportunity to purchase this well presented, improved 3 bedroom house - perfect for first time buyer or growing family.

Occupying an enviable position tucked away on this popular development on the Western edge of the Town being a short stroll from a range of amenities including shops, schools and the Royal Shrewsbury Hospital. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance Hall, lovely open plan Living / Dining / Kitchen, Garden Room, 3 Double Bedrooms and contemporary Bathroom.

The property has the benefit of gas central heating, double glazing, enclosed garden laid for ease of maintenance and allocated parking.

Viewing highly recommended.

## Property details

### LOCATION

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### RECEPTION HALL

Composite door opening to Reception Hall, radiator, wooden effect floor covering.

### OPEN PLAN LIVING/DINING/KITCHEN

Lounge area, having window overlooking the garden, media point, contemporary wall mounted radiator.

Kitchen/Dining area. The Kitchen has been fitted with range of units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having inset single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine and fridge/freezer, inset 4 ring hob and twin eye level ovens with storage above and below, Attractive tiled surrounds, eye level wall units, tiled floor, window to the front.

### GARDEN ROOM

a useful versatile space with doors leading onto the garden, tiled flooring.

### FIRST FLOOR LANDING

Enclosed staircase leads to the First Floor Landing off which lead

### BEDROOM 1

A double room with window to the rear, radiator.

### BEDROOM 2

another double room with window to the rear, radiator.

### BEDROOM 3

a third double room with window to the front, radiator.

### BATHROOM

Attractively re-fitted with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

### OUTSIDE

To the front is a small forecourt garden area. The Rear Garden has been laid for ease of maintenance to

artificial grass and offers a good level of privacy being enclosed with fencing and gate leading onto the parking area.

### 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 B - 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 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

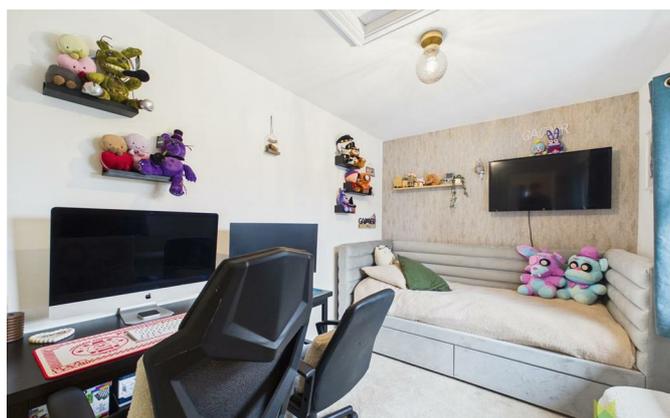
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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## Judy Bourne

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## Get in touch

Call. 01743 361422  
Email. info@monks.co.uk  
Click. www.monks.co.uk

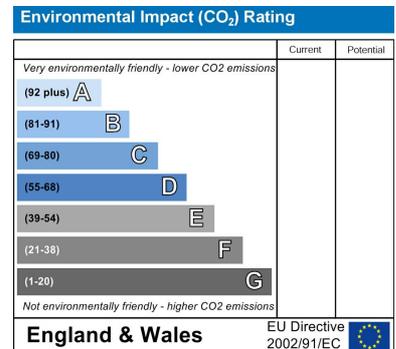
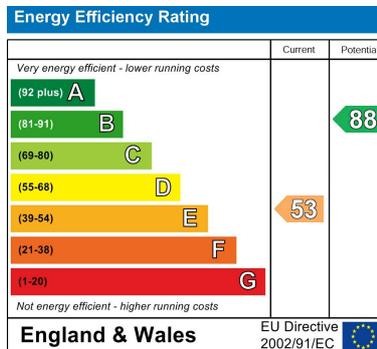
## Shrewsbury office

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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