

# 28 Laburnum Grove Spring Gardens Shrewsbury SY1 2UT



**4 Bedroom House - Detached**  
**Offers In The Region Of £367,500**

## The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- DECEPTIVELY SPACIOUS 4 BEDROOM DETACHED HOME
- HALL, CLOAKROOM, LOUNGE, LIVING/DINING/KITCHEN, UTILITY ROOM
- 3 FURTHER GENEROUS BEDROOMS AND FAMILY BATHROOM
- VIEWING HIGHLY RECOMMENDED
- POPULAR LOCATION A PLEASANT STROLL FROM THE RAILWAY STATION
- SOLAR PANELS
- PRINCIPAL BEDROOM WITH EN SUITE
- ENCLOSED GARDEN AND GARAGE
- EPC RATING C



\*\*\* IMPRESSIVE 4 BEDROOM DETACHED FAMILY HOME \*\*\*  
\*\*\* NO UPWARD CHAIN \*\*\*

An excellent opportunity to purchase this modern 4 bedroom double fronted home which offers deceptively spacious accommodation – perfect for a growing family or those who work from home.

Occupying a pleasant position with open aspect over parkland on this popular development with an excellent range of amenities on hand and ease of access for commuters to the Railway Station and A5/ M54 motorway network.

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

The property has the added benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden. Solar panels owned by the vendor.

Offered for sale with no upward chain.

## Property details

### LOCATION

The property occupies an enviable position on this popular development on the Northern edge of the Town with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets and doctors and the Railway Station, riverside walks and Town Centre are a short stroll away.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator.

### CLOAKROOM

with WC and wash hand basin, radiator.

### LOUNGE

With window to the front and walk in bay window to the side, media point, radiator.

### LIVING/DINING/KITCHEN

A good sized room with the Living/Dining area having window to the front and would in bay with double opening French doors leading to the garden. The Kitchen is attractively fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard along with integrated dishwasher. Further range of cupboards and drawers with work surfaces over with inset hob with extractor hood over and deep pan and cutlery drawers beneath, built in eye level oven and grill with cupboards above and below and display shelving to the side, integrated fridge/freezer and eye level wall units. Tiled flooring, radiator.

### UTILITY ROOM

with continuation of units and space for appliances.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to partly boarded roof space and of which lead

### PRINCIPAL BEDROOM

with windows to the front and side. Dressing area with floor to ceiling mirror fronted sliding wardrobes, media point, radiator.

### EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### BEDROOM 2

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

### BEDROOM 3

with window to the side, radiator.

### BEDROOM 4

with window to the front, built in storage cupboard, radiator.

### FAMILY BATHROOM

suite comprising panelled bath with mixer taps/shower attachment, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

### OUTSIDE

The property occupies a pleasant position with open aspect to the fore over parkland and is approached over driveway with parking and leading to the Garage. The Front of the property has well stocked shrub and herbaceous beds. The Rear Garden is laid to lawn with paved sun terrace and enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries. There is an annual service for the maintenance of the green spaces, for 2024 the charge was £143.82.

#### 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.



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Offers In The Region Of £367,500





## Judy Bourne

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## Get in touch

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Click. www.monks.co.uk

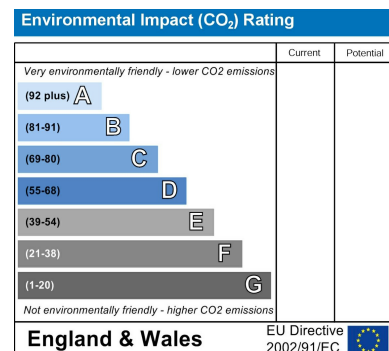
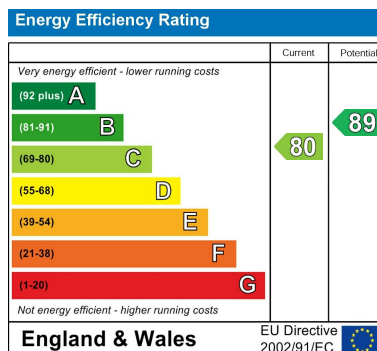
## Shrewsbury office

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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