

20 Penson Way Shrewsbury SY1 2BF



2 Bedroom House - Semi-Detached
Offers In The Region Of £245,000

The features

- WELL PRESENTED TWOO BEDROOM SEMI DETACHED
- LOUNGE WITH SPACIOUS STORAGE CUPBOARD
- TWO GENEROUS DOUBLE BEDROOMS
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- ENVIABLE POSITION CLOSE TO TOWN CENTRE
- FITTED KITCHEN AND BREAKFAST ROOM
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- REAR PERFECT GARDEN FOR ENTERTAINING
- ENERGY PERFORMANCE RATING " "



***** IMMACULATELY PRESENTED TWO BEDROOM HOME *****

An opportunity to purchase this beautifully presented two bedroom semi detached home perfect for first time buyers, or investors.

Occupying an enviable position on this popular development being a short stroll from the Railway Station and Town Centre. There are good local facilities on hand including general store, public houses, primary school and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Kitchen/ Breakfast Room, 2 double Bedrooms and Bathroom.

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

Viewing highly recommended and offered for sale with no upward chain.

Property details

LOCATION

Occupying an enviable position on this popular development being a short stroll from the Railway Station and Town Centre. There are good local facilities on hand including general store, public houses, primary school and for commuters ease of access to the A5/M54 motorway network.

ENTRANCE HALL

Covered entrance and door leading into the Entrance Hall. Staircase leads to the First Floor Landing. Radiator, doors leading off,

CLOAKROOM

With WC and wash hand basin. Radiator.

LOUNGE

A well lit dual aspect room with window to the front and side aspect. Radiator, good sized under stairs storage cupboard.

KITCHEN/ BREAKFAST ROOM

The kitchen has been fitted with a modern range of white high gloss fronted base level units with work surface over. One and a half bowl drainer sink, integrated oven/ grill and inset four ring gas hob with extractor hood over. Integrated fridge/ freezer, dishwasher and washing machine with matching fascia panel. Further range of matching wall mounted units, window to the rear aspect and door leading out to the Rear Garden. Radiator.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing. Access to roof space which is partially boarded. Airing cupboard, doors leading off,

BEDROOM 1

Well lit with window to the front and side aspect. Radiator.

BEDROOM 2

With window to the front and side aspect. Radiator.

FAMILY BATHROOM

With window to the front aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin. Heated towel rail.

OUTSIDE

To the front of the property there is off road parking for two vehicles. Path leads to the entrance door, and further path leading into the Rear Garden. Paved patio perfect for entertaining. Path leading to further garden space which is largely laid with lawn and enclosed with 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 charge of £130.72 (2025-2026) for the maintenance of the communal green areas.

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](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 | | | 95 |
| (81-91) B | | 82 | |
| (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 | |

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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.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.