

58 Juniper Road Shrewsbury SY1 2BN



4 Bedroom House - Detached
Offers In The Region Of £450,000

The features

- 4 BEDROOM DETACHED FAMILY HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ATTRACTIVE KITCHEN/DINING ROOM WITH APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- VIEWING RECOMMENDED
- ENVIABLE LOCATION CLOSE TO THE TOWN
- DRIVEWAY WITH PARKING, GARAGE AND ENCLOSED REAR GARDEN
- RECEPTION HALL, LOUNGE, UTILITY AND CLOAKROOM
- 3 FURTHER DOUBLE BEDROOMS AND BATHROOM
- EPC RATING B



***** EXCELLENT 4 BEDROOM DETACHED HOUSE *****

An opportunity to purchase this well presented 4 bedroom detached home - perfect for a growing family or those looking to downsize with space.

Occupying an enviable cul de sac location, tucked away at the rear of this popular development, being a pleasant stroll from the Town Centre and Railway Station.

The accommodation briefly comprises Reception Hall, Lounge, well fitted Kitchen/ Dining Room, Utility Room, Cloakroom, Principal Bedroom with en suite, 3 further generous 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

LOCATION

Occupying an enviable cul de sac location, tucked away at the rear of this popular development, being a pleasant stroll from the Town Centre and Railway Station.

RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator. Useful cloaks cupboard, tiled flooring.

LOUNGE

An elegant room with window overlooking the front, media point, radiator.

KITCHEN/DINING ROOM

A lovely light room having sliding doors with full height side panels leading onto the rear garden and further window overlooking the garden. The Kitchen is attractively fitted with range of white fronted high gloss units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath, integrated dishwasher and fridge freezer with matching fascia panels. Double eye level oven and grill with cupboards above and below, larder unit and eye level wall units. Ample space for dining table, tiled flooring, recessed ceiling lights and radiator.

UTILITY ROOM

with continuation of base units incorporating single drainer sink with work surface over and extending to the side with space for washing machine, tiled floor, radiator and door to garden.

CLOAKROOM

with WC and wash hand basin, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space.

PRINCIPAL BEDROOM

A generous double room with window overlooking the front, built in triple wardrobe with hanging rail and shelving, radiator.

EN SUITE SHOWER ROOM

Fitted with suite comprising large shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

BEDROOM 2

Another generous double room with window overlooking the rear, built in double wardrobe, radiator.

BEDROOM 3

A double room with window overlooking the rear, radiator.

BEDROOM 4

A double room with window to the front, radiator.

FAMILY BATHROOM

A well appointed room with contemporary suite comprising oval shaped bath with mixer taps, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property occupies an enviable corner plot and is approached over driveway with parking and leading to the Garage with up and over door, power and lighting. To the front are gravel paths with shrub and herbaceous beds. Side pedestrian access leads around to the rear garden which is laid to various fruit and vegetable beds and features a greenhouse, gravelled and paved seating area with well stocked flower, shrub and herbaceous beds and inset specimen trees. Enclosed with wooden fencing, outside lighting and water point.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries. We have been advised there is an estate management fee of £380 per year. 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

58 Juniper Road, Shrewsbury, SY1 2BN.

4 Bedroom House - Detached
Offers In The Region Of £450,000





Approximate total area^m
 1260 ft²
 117.2 m²

Reduced headroom
 11 ft²
 1 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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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 | | 94 |
| (81-91) B | | 84 |
| (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.
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