



MONKS

34 Frith Close **Shrewsbury** **SY2 5XW**

4 bedroom House - Semi-
Detached property
Offers in the region of £320,000







*** GREATLY ENHANCED 4 BEDROOM SEMI DETACHED HOME ***

An excellent opportunity to purchase this immaculately presented and much improved 4 bedroom semi detached house which has been modified by the current owners to provide a lovely contemporary standard of finish.

Recently constructed and occupying a larger than average South facing plot on this popular courtyard development in the heart of this popular location. Ideal for families with excellent local facilities including schools, supermarkets, shops, public houses/restaurants, regular bus service to the Town and riverside walks. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Home Office/Study, Cloakroom, Lounge, lovely open plan Living/Dining/Kitchen with bi-folds leading onto the garden, 4 Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking and EV charger and impressive garden which has been designed for ease of maintenance and those who love to entertain and dine alfresco.

Early viewing highly recommended.

34 Frith Close
Shrewsbury
SY2 5XW





LOCATION

Ideal for families with excellent local facilities including schools, supermarkets, shops, public houses/restaurants, regular bus service to the Town and riverside walks. For commuters there is ease of access to the A5/M54 motorway network.

RECEPTION HALL

Composite door opening to Reception Hall with parquet effect LVT flooring, range of built in storage/cloaks cupboards, radiator.

HOME OFFICE/BOOTH ROOM

A multi purpose space having continuation of parquet style LVT flooring, radiator. Feature glass light panel and large built in cloaks cupboard.

LOUNGE

A generous sized room with windows to the front and side, feature wood panelled wall with media point, radiator. Continuation of parquet style LVT flooring.

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

The perfect hub of the home being naturally well lit with windows to the side and rear and large opening bi-fold doors leading onto the garden. Dining area with ample space for table and range of units to complement the Kitchen with recessed microwave space and tall shelved larder unit.

The Kitchen is comprehensively fitted with range of grey fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer and plumbing for washing machine. Inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath and eye level double oven and grill with cupboards above and below, recessed ceiling lights, parquet effect LVT flooring, radiator.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with access to roof space.

BEDROOM 1

with window to the front, recently fitted Hammonds wardrobes, radiator.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the rear, recently fitted Hammonds wardrobe, radiator.

BEDROOM 4/DRESSING ROOM

Recently fitted with range of Hammonds furniture to include wardrobes across the length of one wall and dressing table with storage to either side, window to the front, radiator.

BATHROOM

With suite comprising panelled bath with direct mixer shower unit over, wash hand basin and concealed WC. Complementary tiled surrounds, LVT flooring, heated towel rail/radiator, window to the side.

OUTSIDE

The property occupies an enviable position towards the end of the cul de sac with block paved driveway with additional gravelled area providing parking for up to 3 cars. Side pedestrian access leads to the generous, larger than average sized garden which has been landscaped for ease of maintenance and designed for those who love to entertain and dine alfresco. With large paved sun terrace immediately adjacent to the Dining area, gravel borders and raised planters along with 3 sections of artificial lawn providing ample seating areas to capture the best of the sun and sun sets. Enclosed with wooden fencing.

SERVICES

We are advised that all main services are connected.

GENERAL INFORMATION



TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

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 | | |
| | EU Directive 2002/91/EC | |
| England & Wales | | |

| 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 | | |
| | EU Directive 2002/91/EC | |
| England & Wales | | |

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.
- 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.