

# 35 Henlow Rise Shrewsbury SY3 6BJ



5 Bedroom House - Detached  
Offers In The Region Of £575,000

## The features

- MUCH IMPROVED AND EXTENDED 5 BEDROOM DETACHED HOUSE
- ENVIABLE LOCATION WITH AMENITIES ON HAND
- RECEPTION HALL WITH CLOAKROOM, LOUNGE WITH FEATURE LOG BURNER
- FABULOUS WELSH OAK GARDEN ROOM
- IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM
- PRINCIPAL BEDROOM WITH DRESSING AREA AND EN SUITE
- 4 FURTHER GENEROUS BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY, GARAGE AND ESTABLISHED REAR GARDEN
- VIEWING ESSENTIAL.



### \*\*\* IMPRESSIVE 5 BEDROOM DETACHED HOUSE \*\*\*

An excellent opportunity to purchase the attractively presented and extended 5 bedroom detached house which offers deceptively spacious and versatile accommodation - perfect for today's modern lifestyle.

Occupying an enviable position on this much sought after development being a short stroll from local amenities including schools, doctors and shops and with a regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall with Cloakroom, good sized Lounge with feature log burner, fabulous Welsh Oak Garden Room, impressive open plan Kitchen/Dining Room with range of appliances and Utility Room. On the First Floor is the Principal Bedroom suite with Dressing area and newly fitted Shower Room, 4 further Bedrooms and well appointed family Bathroom.

The property has the benefit of gas central heating, driveway with parking, garage/store and enclosed rear garden which offers a good level of privacy.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable cul de sac location on the edge of this popular development on the Southern edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities a short stroll away including schools, supermarket, independent shops, doctors, dentist and recreational facilities along with a regular bus service to the Town Centre.

### RECEPTION HALL

Covered entrance with composite door opening to Reception Hall, tiled floor, radiator.

### CLOAKROOM

with wash hand basin set into vanity with storage beneath, WC, complementary tiled surrounds, radiator, window to the front.

### LOUNGE

An excellent sized room having window overlooking the front. Feature chimney breast with brick inset and wooden lintel over housing cast iron log burner, wooden floor covering, radiators and media point. Double opening French doors to

### IMPRESSIVE GARDEN ROOM

A beautiful Welsh Oak Garden Room which offers great flexibility of use and featuring full height oak framed windows and wealth of exposed ceiling timbers. Providing a lovely aspect over the garden, wooden floor covering with under floor heating and double opening French doors to patio and garden.

### FAMILY DINING KITCHEN

The perfect hub of the home, being comprehensively fitted with an attractive range of soft grey fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard with additional units to the side, integrated dishwasher and space for tumble dryer. Additional run of cupboards and drawers with solid wood work surface over and housing inset 4 ring hob with extractor hood over and oven and grill beneath, attractive tiled splashbacks and range of eye level wall units over with shelving to the side. Feature island with overhang breakfast bar seating area, lighting over, with additional storage units beneath and solid wood work surface. Ample space for Dining table, recessed ceiling lights and tiled flooring throughout. Radiators.

### UTILITY ROOM

With space and plumbing for washing machine, radiator and window to the side.

### FIRST FLOOR LANDING

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

### PRINCIPAL BEDROOM

A charming room with feature vaulted ceiling with exposed beams and wall timbers, radiator.

### DRESSING AREA

with range of cream fronted high gloss wardrobes with hanging rails and shelving.

### EN SUITE SHOWER ROOM

Recently re-fitted with large walk in shower cubicle with direct mixer unit with drench head, hand basin set into contemporary wash stand and WC. Complementary tiled surrounds and flooring, heated towel rail.

### BEDROOM 2

having window to the front, with part feature vaulted ceiling, exposed beams and timbers, radiator.

### BEDROOM 3

having two windows overlooking the front, range of fitted wardrobes, radiator.

### BEDROOM 4

with window overlooking the rear garden, radiator.

### BEDROOM 5

with window overlooking the front, radiator.

### FAMILY BATHROOM

A well appointed room attractively fitted with period style suite comprising roll top bath on claw feet with direct mixer shower unit, drench head, wash hand basin and WC. Heated towel rail/radiator, complementary tiled walls and flooring, window to the rear.

### OUTSIDE

The property is approached over driveway with parking for up to 3 cars and leading the Garage/Store, with power and lighting. The Front Garden is laid to lawn with shrub and herbaceous beds with inset specimen trees. Side pedestrian access leads around to the Rear Garden which offers a good level of privacy being laid to paved sun terrace immediately adjacent to the Garden Room, steps lead up to the garden which is laid to lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees and raised decked sun terrace covered with pergola.

### GENERAL INFORMATION



#### TENURE

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

#### NOTE

An employee of Monks Estate and Letting Agents has a financial interest in this property.

#### 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

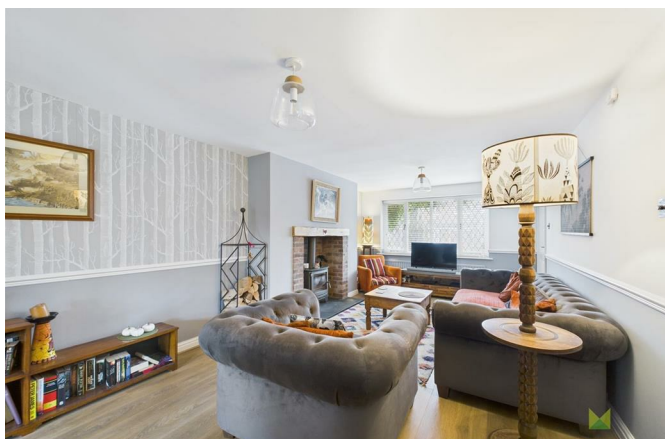
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### 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





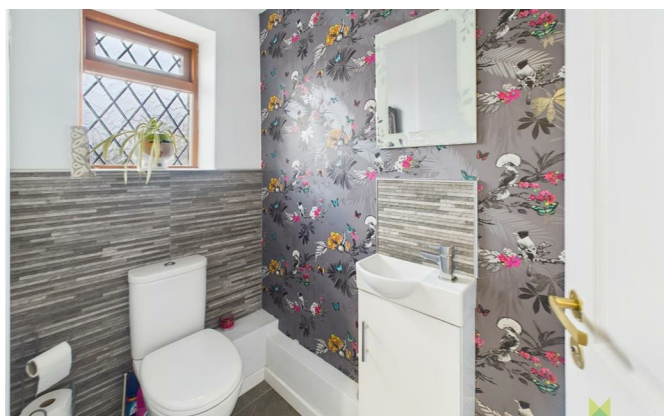
MONKS

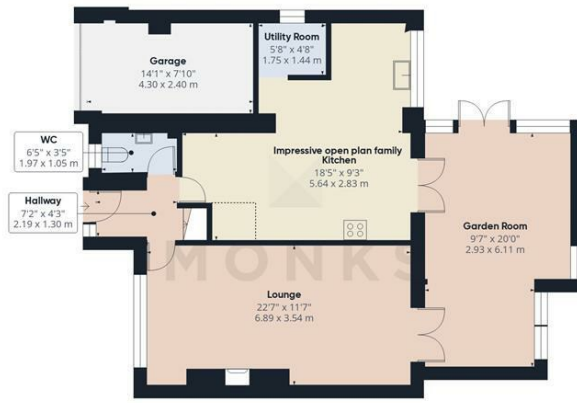




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**Approximate total area<sup>m</sup>**  
 1758 ft<sup>2</sup>  
 163.3 m<sup>2</sup>

**Reduced headroom**  
 10 ft<sup>2</sup>  
 1 m<sup>2</sup>



(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- 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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