

# 15 Leafields Shrewsbury SY1 3JD



2 Bedroom House - Semi-Detached  
Offers In The Region Of £225,000

## The features

- STYLISH 2 BEDROOM SEMI DETACHED HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ATTRACTIVE RE-FITTED KITCHEN WITH APPLIANCES
- DRIVEWAY WITH PARKING AND GARAGE/HOME OFFICE
- NO UPWARD CHAIN
- ENVIABLE CUL DE SAC LOCATION IN POPULAR AREA
- RECEPTION HALL, GOOD SIZED LOUNGE/DINING ROOM
- 2 GENEROUS BEDROOMS AND RE-FITTED BATHROOM
- GOOD SIZED PRIVATE REAR GARDEN
- EPC RATING C



\*\*\* IMMACULATE 2 BEDROOM SEMI WITH HOME OFFICE \*\*\*

An excellent opportunity to purchase this beautifully presented and much improved semi detached house - perfect for first time buyer or those looking to downsize.

Occupying an enviable cul de sac location on this small popular development on the Northern edge of the Town being a short stroll from local amenities including supermarkets. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge / Dining Room, attractively re-fitted Kitchen, 2 generous Bedrooms and refitted Bathroom.

The property has the benefit of gas central heating, majority of replacement double glazing, driveway with parking and Garage which is currently divided to provide a useful Home Office to the rear. Good sized rear garden offering great privacy.

No upward chain

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable cul de sac location on this small popular development on the Northern edge of the Town being a short stroll from local amenities including supermarkets. For commuters there is ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Newly fitted composite entrance door to Reception Hall with radiator.

### LOUNGE/DINING ROOM

A lovely light through room with window to the side and recently fitted double opening French doors leading on to the decked sun terrace and garden. Media point, wooden effect flooring, radiator.

### KITCHEN

Attractively fitted with contemporary white high gloss fronted units incorporating one and half bowl sink with mixer tap set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine and recess for fridge/freezer. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching eye level wall units. Window overlooking the front.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with window to the side and Airing Cupboard and off which lead

### BEDROOM 1

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

### BEDROOM 2

Another good sized room with window overlooking the front, radiator.

### BATHROOM

A well appointed room attractively re-fitted with suite comprising panelled bath with direct mixer shower unit over with drench head, wash hand basin set into vanity with storage beneath and WC. Complementary tiled surrounds, heated towel rail/radiator, window to the front.

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage/Home Office which has been sectioned off and to the front has up and over door, power and lighting and provides good storage space. The rear section of the Garage now provides a Home Office/Hobbies/Crafts Room with power and lighting, window and personal door to the

side.. The Garage could easily be re-instated if required.

The Rear Garden is of a good size with a large decked sun terrace immediately adjacent to the Lounge which is ideal for those who love to dine and entertain alfresco. Good sized lawn which is enclosed with wooden fencing and is well screened with neighbours conifers and trees providing a good level of privacy.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. 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 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 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

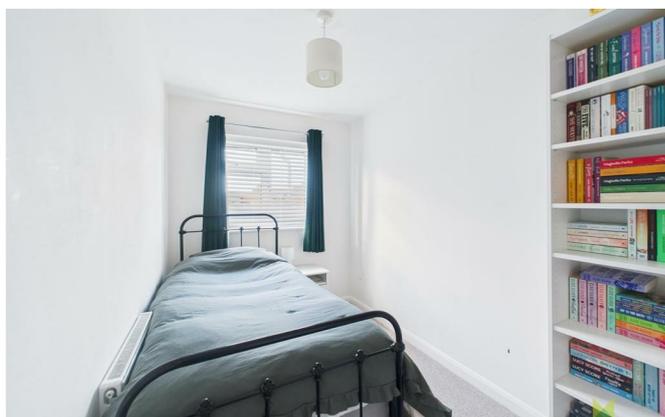
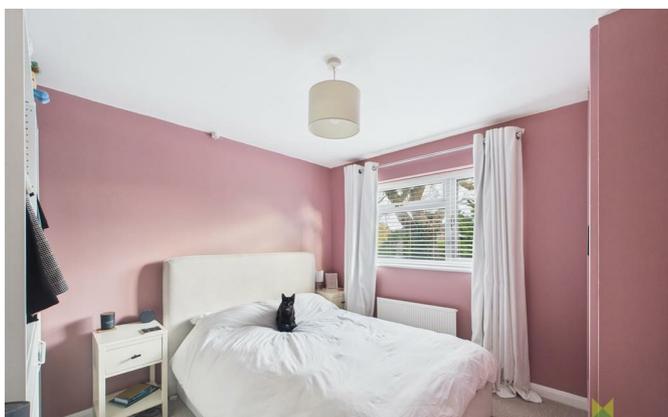
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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## Judy Bourne

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## Get in touch

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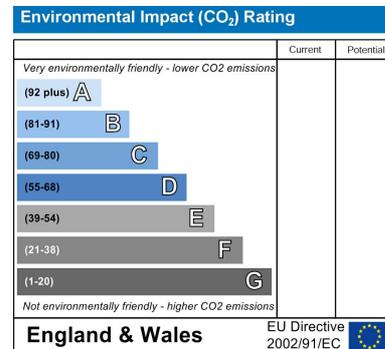
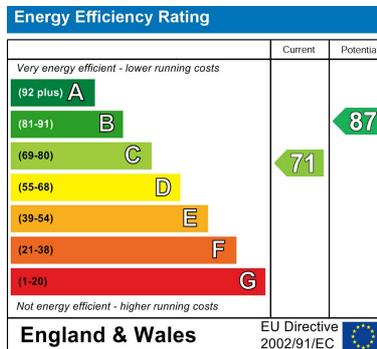
## Shrewsbury office

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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