

11 Harvey Gardens Shrewsbury SY2 5TG



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

The features

- WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM
- WALLED REAR GARDEN AND PARKING
- EPC RATING C
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- RECEPTION HALL WITH CLOAKROOM
- 3 BEDROOMS AND FAMILY BATHROOM
- VIEWING RECOMMENDED



***** 3 BEDROOM SEMI WITH NO UPWARD CHAIN *****

An excellent opportunity to purchase this newly decorated 3 bedroom semi detached house offering for sale with no upward chain and being perfect for a first time buyer or growing family.

The property occupies an enviable location on the edge of the Town with good local amenities on hand and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Kitchen/Dining Room, 3 Bedrooms, Bathrooms.

The gas central heating, double glazing, parking and enclosed walled rear garden.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable location on the edge of the Town with good local amenities on hand and for commuters ease of access to the A5/M54 motorway network.

ENTRANCE

Sealed unit double glazed entrance door to Reception Hall with radiator.

CLOAKROOM

with low flush WC and wash hand basin, tiled surrounds, radiator.

LOUNGE

A lovely light room with window to the front and side, media point, radiator, wooden effect flooring.

KITCHEN/DINING ROOM

Dining area with storage cupboard, double opening French doors leading to Garden, radiator. Kitchen area fitted with modern range of units incorporating single drainer sink unit set into base cupboard. Further range of cupboards and drawers with round edge work surfaces over and having space beneath for washing machine, dishwasher and fridge/freezer. Inset 4 ring hob unit with oven and grill beneath and extractor hood over. Tiled surrounds and matching range of eye level wall units. Window to the rear, tiled floor.

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

BEDROOM 1

another light room with windows to the front and side, radiator.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to rear, radiator.

BATHROOM

with suite comprising paneled bath with shower unit over, wash hand basin and low flush WC. Complimentary tiled surrounds, radiator.

OUTSIDE

The property occupies an enviable position on the edge of this popular cul de sac and approached over pathway with gravelled forecourt which wraps around the side. The Rear Garden has been laid for ease of maintenance to artificial lawn and decked sun terrace/entertaining area. Enclosed with brick walling and wooden fencing, power and lighting and outside water tap.

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](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

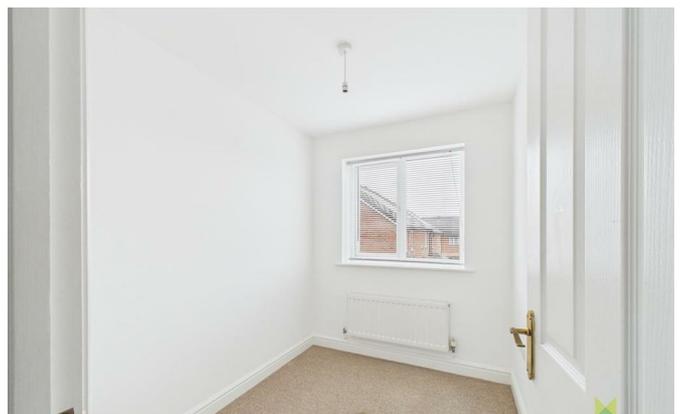
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

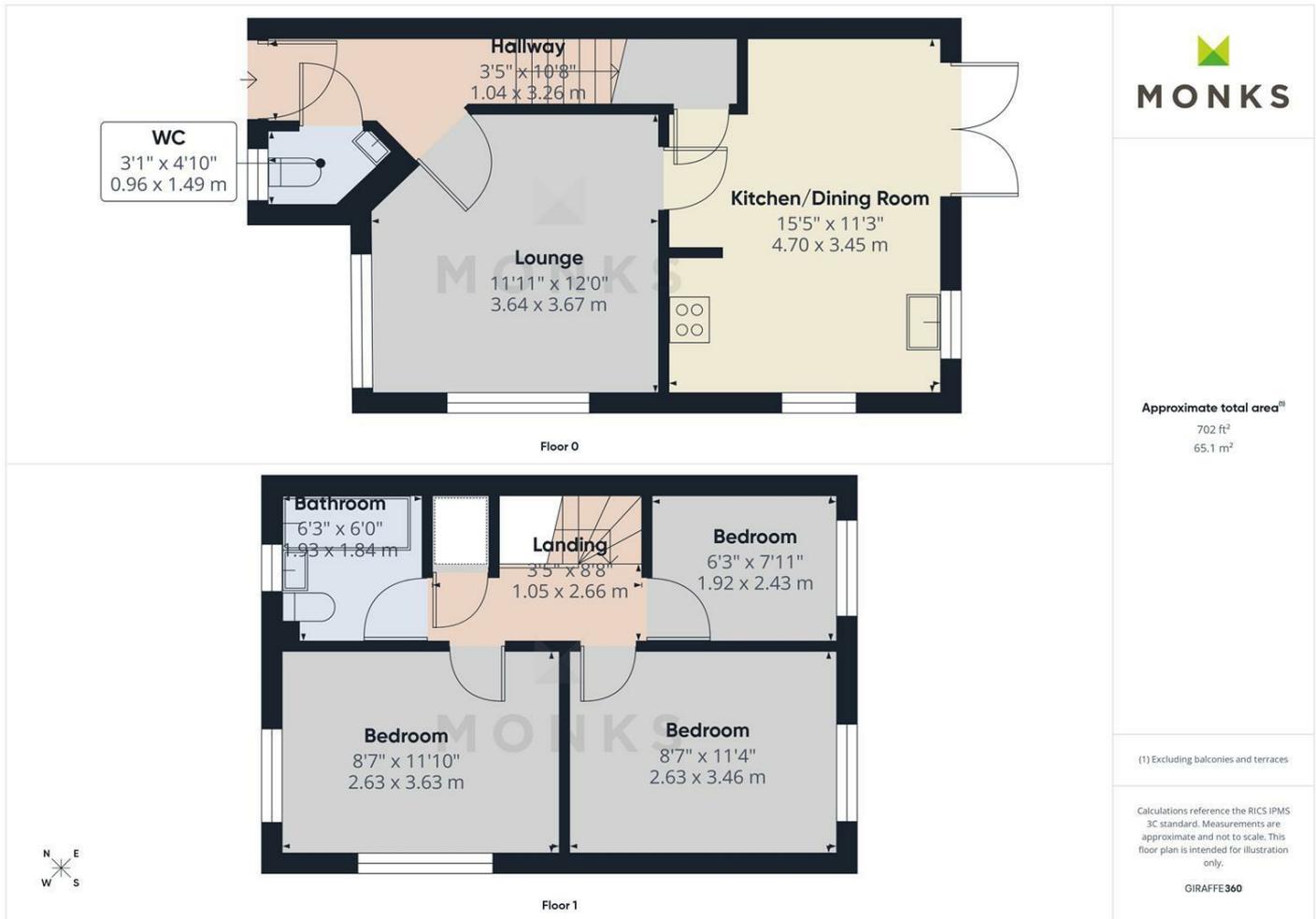
NEED TO CONTACT US

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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Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
Click. www.monks.co.uk

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

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		
England & Wales	EU Directive 2002/91/EC	89

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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- 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.