

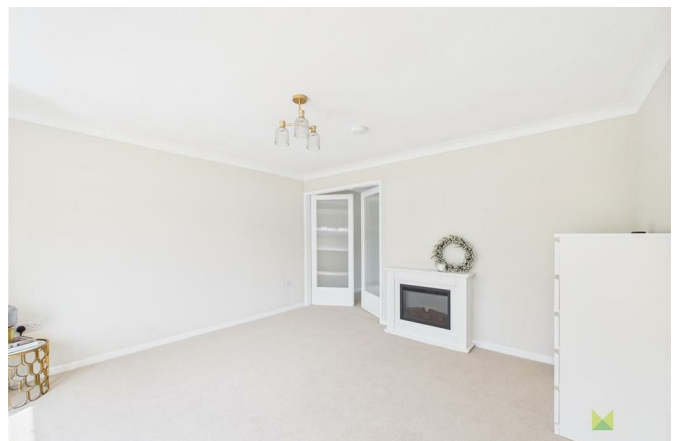
12 Leyburn Avenue Shrewsbury SY3 8TP



3 Bedroom House - Detached
Offers In The Region Of £415,000

The features

- IMMACULATELY PRESENTED AND IMPROVED
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 3 GENEROUS BEDROOMS, RE-FITTED BATHROOM AND CLOAKROOM
- VIEWING ESSENTIAL
- 3 BEDROOM DETACHED HOUSE
- EXCELLENT LOCAL AMENITIES ON HAND
- LOUNGE, EXTENDED DINING/FAMILY ROOM, NEWLY FITTED KITCHEN AND UTILITY
- LARGER THAN AVERAGE GARDEN AND AMPLE PARKING
- EPC D



***** NEWLY REFURBISHED 3 BEDROOM DETACHED HOUSE *****

An excellent opportunity to purchase this well proportioned 3 bedroom detached house which has just undergone modernisation and improvement including re-wiring and replumbing throughout. Set in a larger than average corner plot and perfect for a growing family or those looking to downsize.

Occupying an enviable position in this much sought after location, being a short stroll from excellent local amenities, the famous Shrewsbury Quarry, Town Centre and railway station. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, extended Dining/Family Room, newly fitted Kitchen with appliances, Utility Room, Cloakroom, 3 Bedrooms and re-fitted Bathroom.

The property has the benefit of double glazing, gas central heating, newly decorated and carpeted, driveway with ample parking, store and larger than average rear garden.

Offered for sale with no upward chain - viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of the Town, ideally placed for the Royal Shrewsbury Hospital and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, supermarket, schools, doctors, restaurants and public houses and regular bus service to the Town Centre.

RECEPTION HALL

Entrance door opens to Reception Hall with radiator.

LOUNGE

with window to the front, ornamental living flame fire and surround, media point, radiator. Double opening glazed doors to

DINING/FAMILY ROOM

A great multi purpose room which has been extended and has window and double opening French doors to the garden. Radiator.

KITCHEN

Newly fitted with range of sage green shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer, inset 4 ring hob with extractor hood over and oven and grill beneath. Matching eye level wall units, tall shelved larder unit, window overlooking the garden, useful understairs pantry cupboard. Door to

UTILITY ROOM

with continuation of units to complement the Kitchen and having space for washing machine and tumble dryer. Window to the side. Door to the garden.

CLOAKROOM

with suite comprising WC and wash hand basin, heated towel rail, window to the rear.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side. Airing Cupboard housing gas central heating boiler.

BEDROOM 1

with large bay window to the front, radiator.

BEDROOM 2

with window overlooking the rear garden, radiator.

BEDROOM 3

with window to the front, radiator.

BATHROOM

Newly fitted with suite comprising panelled bath with shower unit over, wash hand basin and WC. Windows to the side and rear, radiator.

OUTSIDE

The property occupies an enviable corner position approached over large gravelled driveway which provides parking for numerous cars. To the front is a large store which is perfect for garden machinery, bikes etc. The Rear Garden is of a good size and has been seeded for lawn and is enclosed with wooden fencing with established hedging and trees around. Large paved sun terrace immediately adjacent to the Dining Room.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and 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 D- 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.

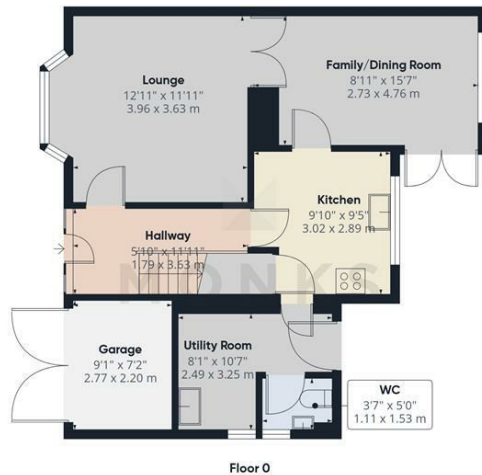




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Approximate total area⁽¹⁾
1026 ft²
95.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

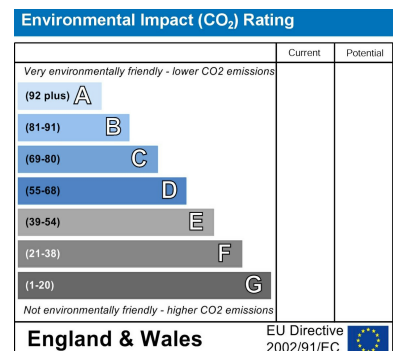
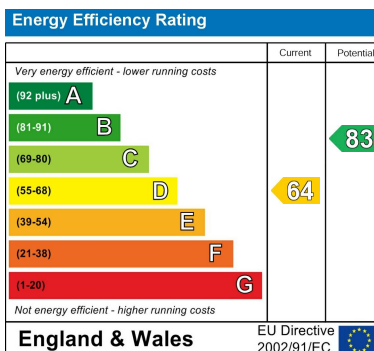
Shrewsbury office

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



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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.
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