



**MONKS**

**7 Earls Hill View**  
**Bicton Heath Shrewsbury**  
**SY3 5HA**

4 bedroom House - Semi-  
Detached property  
Offers in the region of £395,000







\*\*\* IMPRESSIVE AND MUCH IMPROVED 4 BEDROOM HOME \*\*\*

An excellent opportunity to purchase this beautifully presented, much improved and extended 4 bedroom semi detached home offering deceptively spacious accommodation which has been finished to a high standard - perfect for today's modern lifestyle of a growing family and those who love to entertain.

Occupying an enviable position tucked away cul de sac location on the edge of this popular development on the Western edge of the Town being a short stroll from a range of local amenities and the Royal Shrewsbury Hospital. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Lounge/Media Room, good sized Dining/Family Room, Lounge, beautifully fitted Kitchen, large Utility/Store, Principal Bedroom with en suite Shower Room, 3 further Bedrooms and well appointed family Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking and enclosed Rear Garden which has been laid for ease of maintenance and offers a good level of privacy.

Viewing essential to fully appreciate this lovely home.

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**LOCATION**

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**ENTRANCE**

Composite door opens to the entrance area which leads into

**LOUNGE/MEDIA ROOM**

having window to the front. The owners have created the perfect space for film enthusiasts with concealed mood lighting and surround sound system, attractive tiled flooring, media point, radiator.

**DINING/FAMILY ROOM**

A generous sized room having feature wood panelling to one wall, ample space for dining table, attractive wooden floor covering and air conditioning unit. Contemporary period style radiator. Opening to

**LOUNGE/SITTING ROOM**

A versatile extended room being naturally well lit from two velux roof lights and patio doors with glazed side screens opening onto the rear garden. Feature wood panelling to one wall, continuation of wooden flooring, radiator, media point and air conditioning unit.

**KITCHEN**

Beautifully fitted with range of soft grey fronted shaker style units incorporating twin bowl sink with quooker tap set into base cupboard. Comprehensive range of matching base units comprising cupboards and drawers with solid wood work surfaces over and plinth lighting beneath. Inset 4 ring hob with extractor hood over and oven and grill beneath, space for American style fridge freezer and eye level wall units. Attractive tiled floor, velux roof light and window and door to garden, radiator.

**CLOAKROOM**

with high flush WC and wash hand basin set into vanity with storage beneath, feature wood panelling to dado height, radiator.

**UTILITY ROOM**

Space for washing machine and dryer, built in storage and dog shower. It currently houses the owner's aquarium equipment which will be moved before completion.

**FIRST FLOOR LANDING**

Staircase leads to the First Floor Landing.

**PRINCIPAL BEDROOM**

A generous sized room having window overlooking the front, radiator.

**ENSUITE BATHROOM**

A well appointed room with lovely suite comprising roll top bath with mixer taps and shower attachment, wash hand basin and WC with attractive tiled surrounds. Wood panelling to dado height on two walls, fitted wall lights, radiator. Window to the rear.

**BEDROOM 2**

with window to the front, radiator.

**BEDROOM 3**

with window to the rear, radiator.

**BEDROOM 4**

with window to the rear, radiator.

**SHOWER ROOM**

Recently re-fitted with attractive period style suite comprising shower cubicle, direct mixer shower unit with drench head, wash hand basin and high flush WC. Complementary tiling and wood panelled walls to dado height, radiator, window to the side.

**OUTSIDE**

The property occupies an enviable cul de sac location approached over driveway with parking for several cars and vehicle charging point. The Rear Garden has been landscaped for ease of maintenance to large paved patio and raised decked sun terrace - ideal for those who love to entertain and dine outdoors. Enclosed with wooden fencing and offering 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 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



## Judy Bourne

Director at Monks

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## Get in touch

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Click. www.monks.co.uk

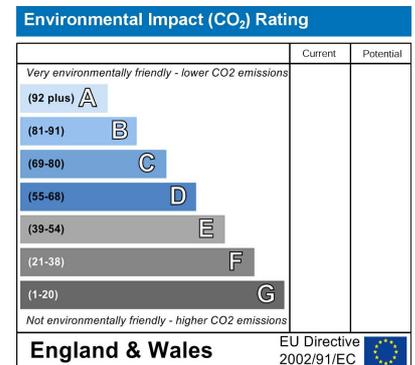
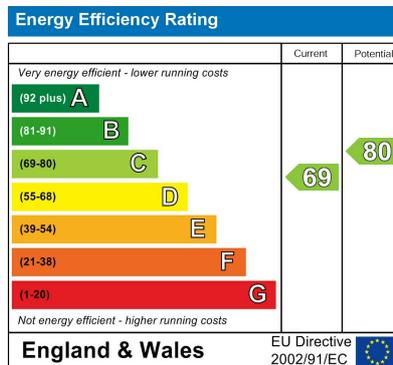
## Shrewsbury office

10a-11 Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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.
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