

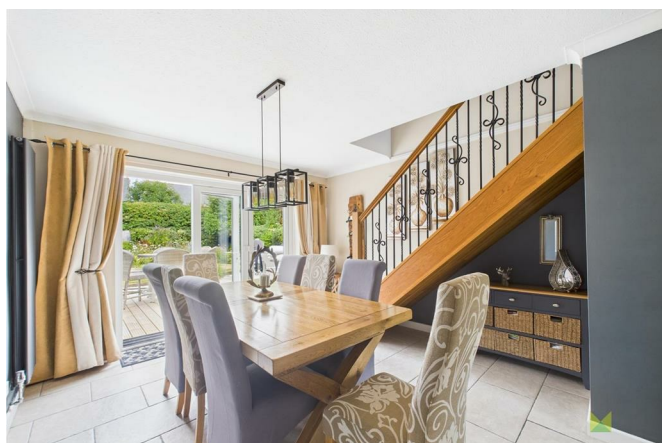
22 Westwood Drive Shrewsbury SY3 8YB



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

The features

- BEAUTIFULLY PRESENTED, EXTENDED AND IMPROVED
- THE PERFECT HOME FOR THOSE WHO LOVE TO ENTERTAIN
- IMPRESSIVE ORANGERY WITH OUTLOOKS OVER THE GARDEN
- DRIVEWAY WITH PARKING AND DOUBLE GARAGE
- VIEWING ESSENTIAL
- ENVIABLE LOCATION CLOSE TO THE TOWN
- HALL, CLOAKROOM, THROUGH LOUNGE, KITCHEN AND BREAKFAST ROOM
- 4 BEDROOMS, BATHROOM AND FIRST FLOOR CLOAKROOM
- DELIGHTFUL WELL STOCKED PRIVATE GARDENS
- EPC RATING D



*** IMMACULATE, IMPROVED AND EXTENDED FAMILY HOME ***

An excellent opportunity to purchase this beautifully presented, much improved and enhanced 4 bedroom detached home with the addition of a fabulous Orangery - the perfect home for those who love to entertain, a growing family or work from home.

Occupying an enviable position in this much sought after location just off The Mount, being a short distance for the Town Centre and for commuters ease of access to the A5/M54 motorway network.

The accommodation which truly must be viewed to be fully appreciated briefly comprises Reception Hall with Cloakroom, through Lounge, good sized Dining Room, Kitchen with range style cooker, Breakfast Area and large Orangery with bi-folds opening onto decked sun terrace - ideal for dining and entertaining alfresco. On the First Floor are 3 double Bedrooms and 4th Bedroom/Home Office, recently fitted Bathroom and Cloakroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, double Garage and delightful well stocked rear garden which offers a good level of privacy.

Viewing essential.

Property details

LOCATION

Occupying an enviable position in this much sought after location just off The Mount, being a short distance for the Town Centre and for commuters ease of access to the A5/M54 motorway network.

RECEPTION HALL

Composite door with outside lighting opens to the inviting Reception Hall with tiled floor, radiator.

CLOAKROOM

with suite comprising wash hand basin set into vanity with storage, WC, radiator. Tiled floor and window to the front.

THROUGH LOUNGE

A lovely light dual aspect room having bay window to the front with fitted shutter style blind and double glazed sliding patio doors leading onto the rear garden. Ornamental fire surround, media point, radiators.

DINING ROOM

with feature bi-fold doors opening onto the rear garden and decked sun terrace. Tiled floor, radiator and useful under stairs storage recess.

KITCHEN

Attractively fitted with range of shaker style units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and integrated dishwasher with matching fascia panel, recess housing range style cooker with extractor hood over, wooden panelling and range of eye level wall units. Tiled floor, radiator and opening through to

FABULOUS ORANGERY AND BREAKFAST ROOM

This impressive addition is L-shaped and opens from the Kitchen and creates the most perfect room for those who love to entertain. The Breakfast Area has ample space for dining and side door leading to the garden and personal doors to the Garage. Opening leads around into the Orangery area which has feature bi-folds leading onto the decked sun terrace and windows providing lovely aspect over the gardens, self cleaning glazed roof, recessed pelmet lighting and panel heaters. Attractive tiled flooring throughout.

FIRST FLOOR LANDING

Staircase with decorative wrought iron spindles leads to the First Floor Landing with window to the front, Airing Cupboard.

PRINCIPAL BEDROOM

An excellent sized double room with window to the rear with aspect over the garden. Recently installed shower cubicle, media point, radiator.

BEDROOM 2

Another good sized double room with window overlooking the garden, fitted double wardrobe, radiator and access to roof space.

BEDROOM 3

A double room again with window overlooking the rear garden. Currently fitted as a Dressing Room with an excellent range of wardrobes, which could easily be removed. Wooden effect flooring, radiator.

BEDROOM 4

with window to the front, radiator.

CLOAKROOM

with WC and wash hand basin, window to the front.

BATHROOM

Recently re-fitted with suite comprising shaped panelled bath with shower unit over, wash hand basin set into vanity with storage beneath. Heated towel rail, window to the front.

OUTSIDE

The property is approached over recently laid pressed driveway with parking and leading to the Double Garage with twin up and over doors, power and lighting, personal door to the Kitchen.

The Front Garden is laid to shaped lawn with flower and shrub beds with inset specimen trees and hedging, wrought iron gate leads around the side to the Rear Garden which is beautifully established with an abundance of well stocked flower, shrub and herbaceous beds, specimen trees and hedging. Large paved patio and newly fitted raised decked sun terrace - the perfect spot for dining alfresco.

The Garden offers 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 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.

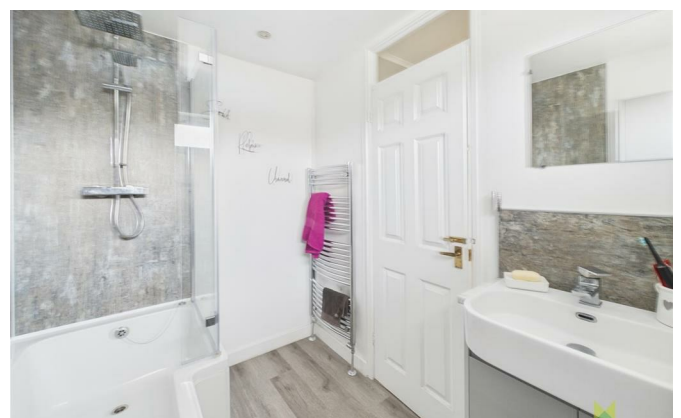
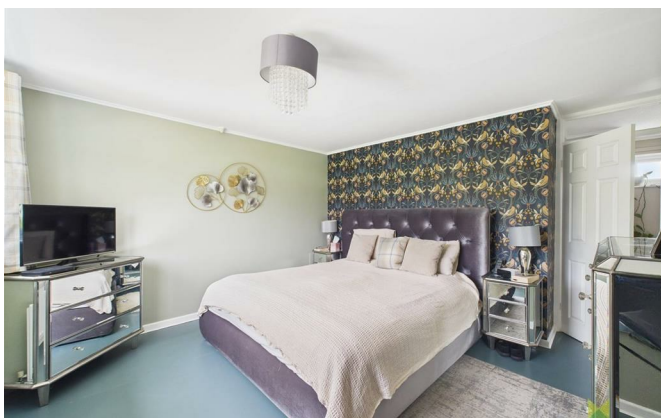
REMOVALS

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





22 Westwood Drive, Shrewsbury, SY3 8YB.

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





Floor 0



Floor 1



Approximate total area^m
 1852 ft²
 172.2 m²
Reduced headroom
 15 ft²
 1.4 m²

(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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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.

• 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.