

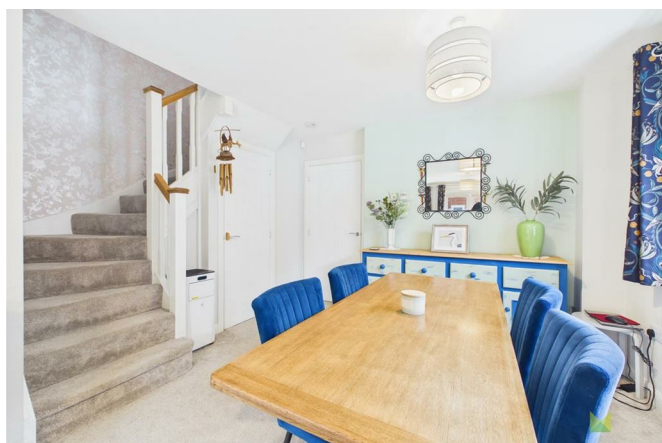
# 41 Hillside Drive Shrewsbury SY2 5LW



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £299,000**

## The features

- ENVIABLE LOCATION WITH RIVERSIDE WALKS
- GOOD SIZED LOUNGE/DINING ROOM WITH FRENCH DOORS
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING, GARAGE
- VIEWING HIGHLY RECOMMENDED
- IMMACULATELY PRESENTED 3 BEDROOM HOME
- KITCHEN WITH OVEN AND HOB, CLOAKROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING B



\*\*\* IMMACULATE 3 BEDROOM SEMI DETACHED HOME \*\*\*

An excellent opportunity to purchase this lovely 3 bedroom home perfect for first time buyer or growing family.

Occupying an enviable position in this much sought after location, on the edge of the Town with riverside walks on the doorstep. For commuters there is ease of access to the A5/M54 motorway network and an excellent range of amenities on hand including shops, schools and doctors.

The accommodation which must be viewed briefly comprises Entrance, Cloakroom, good sized Lounge /Dining Room, attractively fitted Kitchen, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, driveway with parking, garage and lovely rear garden offering a good level of privacy.

Viewing highly recommended.

## Property details

### LOCATION

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### ENTRANCE

Covered entrance opens to Reception area with tiled flooring, radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin set into vanity with storage, radiator and tiled floor.

### KITCHEN

Attractively fitted with range of cream fronted high gloss 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 with matching fascia panels, recess for washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath, complementary eye level wall units, window to the front.

### LOUNGE/DINING ROOM

A generous sized room which is naturally well lit by windows to the side and rear and double opening French doors leading onto the garden. Media point, radiators.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with access to roof space and off which lead

### PRINCIPAL BEDROOM

A generous double room with window to the front, built in triple wardrobe with sliding doors, radiator.

### EN SUITE SHOWER ROOM

Fitted with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

### BEDROOM 2

A double room with window to the rear, radiator.

### BEDROOM 3

A good sized room with window to the rear, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting, personal door to the rear.

The Front has a lawned area with well stocked shrub and herbaceous beds. Side pedestrian access leads around to the Rear Garden which has paved sun terrace, shaped lawn with well stocked flower, shrub and herbaceous beds. Outside lighting and cold 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 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 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

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## Get in touch

Call. 01743 361422

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Click. www.monks.co.uk

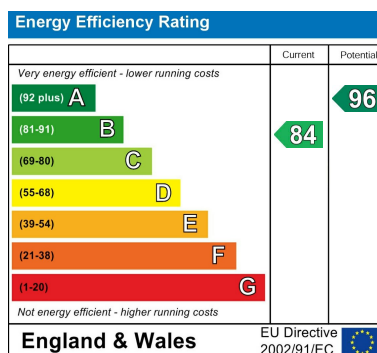
## Shrewsbury office

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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