

# 135 Ellesmere Road Shrewsbury SY1 2RA



4 Bedroom House - Detached  
Offers In The Region Of £485,000

## The features

- EXCELLENT DETACHED HOME FINISHED TO HIGH SPECIFICATION
- HALL, LOUNGE, LOVELY OPEN PLAN FAMILY DINING KITCHEN
- GOOD SIZED PRINCIPAL BEDROOM AND EN SUITE
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING ESSENTIAL. NO UPWARD CHAIN.
- ENVIABLE POSITION ON THE EDGE OF TOWN CLOSE TO AMENITIES
- UTILITY AND CLOAKROOM. 5KW SOLAR PANELS AND BATTERY
- 3 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH OUTDOOR ENTERTAINING AREA
- EPC RATING B



\*\*\* IMPRESSIVE 4 BEDROOM DETACHED HOME \*\*\*

An excellent opportunity to purchase this beautifully presented, 4 bedroom detached home which has been finished to a high standard of specification by reputable developer Redrow Homes and is perfect for a growing family, those who love to entertain or those looking to downsize with space.

Occupying an enviable position on this private driveway of just 6 homes, a short stroll from the Railway Station and Town Centre and with good local amenities including primary school and general store. For commuters there is ease of access to the A5/ M54 motorway network.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge with bay window, lovely open plan Family Dining Kitchen with range of integrated appliances, Utility and Cloakroom. Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.

The property has the benefit of high energy efficiency, 5kw of solar panels, a 3.7kw inverter and 5kw of battery storage, gas central heating, driveway with parking for 3 cars, garage and enclosed rear garden with outside covered seating area, which is ideal for outdoor dining and entertaining.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable position on the edge of the Town, being a short and pleasant stroll from local amenities including school. The Town Centre is nearby where there are a host of amenities, the Railway Station and riverside walks in the famous Shrewsbury Quarry. For commuters there is ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with outside light point and door opening to Reception Hall with wooden floor covering, useful under stairs storage, radiator.

### LOUNGE

A lovely room having walk in triple glazed bay window to the front, feature fireplace housing living flame gas fire, media point, radiator. Decorative wood panelling to one wall.

### OPEN PLAN FAMILY DINING KITCHEN

The hub of the home being a great place for family dining or entertaining and being naturally well lit with window and sliding patio doors with full height glazed side panels opening onto the garden. The Dining area has ample space for dining table, radiator.

The Kitchen is beautifully fitted with range of high gloss cream fronted units incorporating undermount sink with mixer taps set into base cupboard. Further range of base cupboards and drawers with quartz work surfaces over and having integrated dishwasher and fridge freezer each with matching fascia panels. Double larder unit with shelving and drawers beneath and inset 4 ring gas hob with cutlery and pan drawers beneath and extractor hood over, eye level double oven and grill with cupboards above and below and eye level wall units. Recessed ceiling lights, tiled flooring throughout.

### UTILITY ROOM

with continuation of units incorporating single drainer sink set into base cupboard with quartz work surface extending to the side with space beneath for appliances, tiled flooring, door to the garden.

### CLOAKROOM

with suite comprising WC and wash hand basin, window to the side, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with Airing and Linen cupboards and access to roof space.

### PRINCIPAL BEDROOM

A generous sized double room having triple glazed bay window to the front, range of fitted wardrobes with floor to ceiling sliding doors, media point, radiator.

### EN SUITE SHOWER ROOM

with suite comprising large shower cubicle with direct mixer shower with drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, triple glazed window to the front.

### BEDROOM 2

Another generous double room with triple glazed window to the front, built in double wardrobe with floor to ceiling sliding doors, radiator.

### BEDROOM 3

A double room with window to the rear, radiator.

### BEDROOM 4

Again a double room with window to the rear, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin set into vanity with storage beneath, WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property occupies an enviable position in the private courtyard and is approached over block paved driveway with parking for 3 cars and leading to the Garage with up and over door, power and lighting.

To the front of the property is a shaped lawn area. Side pedestrian access leads around to the good sized rear garden which is laid mainly to lawn with large paved sun terrace and covered outdoor entertaining and dining area. Enclosed with wooden fencing.

### 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. Please note there is an annual service charge of £368.51 (2025) for the maintenance of the developments communal areas and we would recommend that this is verified during pre-contract enquiries.

#### 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.

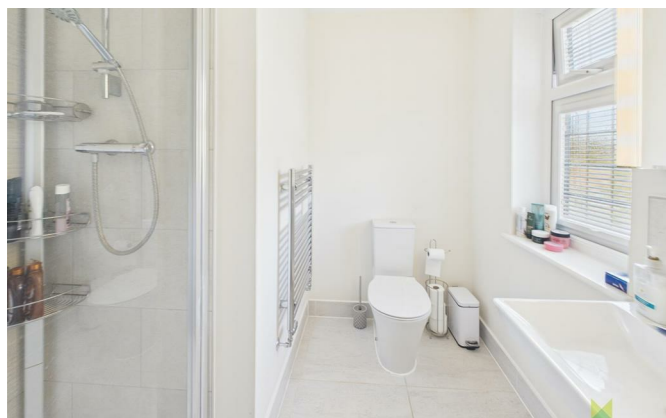
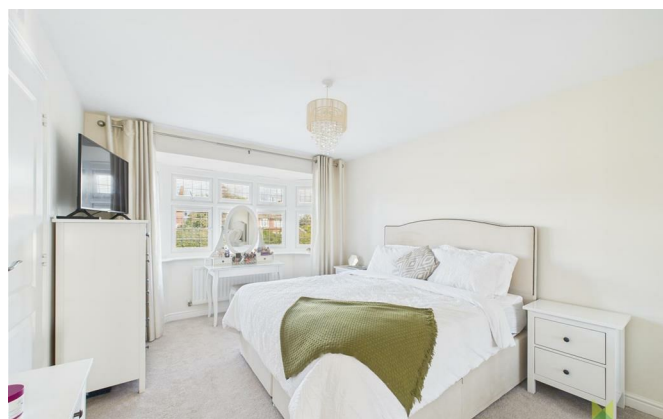
#### NEED TO CONTACT US

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





**MONKS**



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Floor 0



Floor 1



Approximate total area\*\*  
127.2 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.

GIRAFFE 360



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## Get in touch

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## Shrewsbury office

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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		92
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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