Column House Gardens Preston Street Shrewsbury
SY2 5GY

MONKS

4 Bedroom House
Offers In The Region Of £499,950

The features

- IMPRESSIVE 4 BEDROOM 3 STOREY TOWN HOUSE
- SPACIOUS AND VERSATILE ACCOMMODATION
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN WITH APPLIANCES
- GUEST BEDROOM WITH EN SUITE
- LOVELY COURTYARD STYLE GARDEN. VIEWING ESSENTIAL.
- EXCLUSIVE GATED COURTYARD LOCATION
- RECEPTION HALL, CLOAKROOM AND GOOD SIZED LOUNGE
- LARGE PRINCIPAL BEDROOM WITH EN SUITE
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM

***** 4 BEDROOM TOWN HOUSE - SECURE GATED COURTYARD *****

An excellent opportunity to purchase this immaculately presented Town House which offers deceptively spacious and versatile accommodation over 3 floors - perfect for a growing family, those who love to entertain and those who are downsizing and require space.

Occupying an enviable location, tucked away in a gated courtyard, on the edge of the Town, being a short stroll from local amenities including supermarket, general stores, restaurant/public house and doctors. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely Lounge, impressive open plan Living/Dining/Kitchen with range of appliances, Principal Bedroom with en suite, Guest Bedroom with en suite, 2 further Bedrooms and family Bathroom.

The property has the added benefit of gas central heating with underfloor heating throughout the ground floor, double glazing, driveway with parking and ample communal parking along with a lovely courtyard style garden which has been landscaped with ease of maintenance in mind.

Viewing highly recommended.

Property details

LOCATION

RECEPTION HALL
Covered entrance with stone pillars with door opening to Reception Hall.

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

FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
The perfect hub of the home and ideal for those who love to entertain.

The Kitchen is comprehensively fitted with range of white high gloss fronted units incorporating undermount sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with granite work surfaces over and having inset halogen hob with cutlery and pan drawers beneath and extractor hood over, eye level oven, grill, microwave, and warming drawers with cupboards above and below, integrated dishwasher. Attractive tiled surrounds and matching range of eye level wall units, space for fridge/freezer and window to the front. Recessed ceiling lights, tiled floor and peninsular breakfast bar divide with seating recess.

Dining Area with ample space for family dining table. Useful under stairs deep storage cupboard.

Good sized lounge with media point. Engineered oak flooring throughout. Feature bi-fold doors opening to

LOUNGE
with double opening French doors leading onto the garden, continuation of engineered oak flooring.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to First Floor Landing

GUEST BEDROOM
A generous double room with sash style window to the front, media point, radiator. Built in double wardrobe with hanging rail and shelving.

EN SUITE SHOWER ROOM
with suite comprising shower cubicle with direct mixer unit with drench head, wash hand basin and WC set into concealed vanity with storage. Complementary fully tiled walls and flooring, window to the side, heated towel rail.

BEDROOM 2
Another double room with sash style window to the rear, radiator.

BEDROOM 3
again with sash style window to the rear, radiator.

FAMILY BATHROOM
with suite comprising panelled bath with shower unit over with drench head, wash hand basin and WC. Complementary tiled walls and flooring, large fitted wall mirror, recessed ceiling lights, heated towel rail and window to the front.

SECOND FLOOR LANDING
Staircase continues to the Second Floor and off which lead

PRINCIPAL BEDROOM
A very generous sized room with window to the front, fitted wardrobes and storage, radiator.

EN SUITE SHOWER ROOM
with suite comprising shower cubicle with direct mixer unit and drench head, wash hand basin and WC set into concealed vanity with storage, complementary tiled surrounds, heated towel rail and window to the side.

OUTSIDE
The property occupies an enviable position in this exclusive gated courtyard development of just 10 homes. The Front Garden is laid to lawn, side pedestrian access leads around to the lovely Rear Garden which has been landscaped for ease of maintenance with large paved sun terrace with raised beds which are well stocked with flower and shrub beds along with inset specimen trees. 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 mains electricity, water and waste are connected and mains gas.

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 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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Floor 0 Building 1

Floor 1 Building 1

Floor 2 Building 1

Floor 0 Building 2

MONKS

Approximate total area(1)
1843 ft²
171.3 m²

Reduced headroom
153 ft²
14.2 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.

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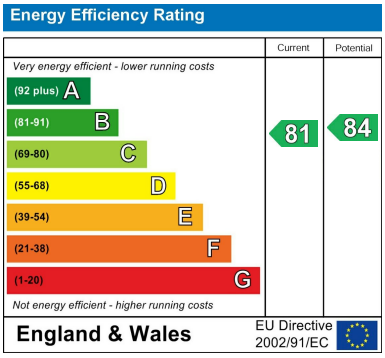

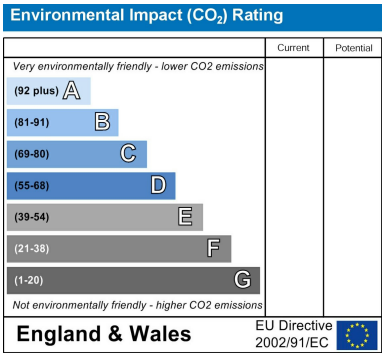

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.