# Plot 206 The Elton Copthorne Keep Shrewsbury SY3 8LZ



4 Bedroom House - Semi-Detached Offers In The Region Of £355,000

## The features

- £5,000 CASHBACK UPON COMPLETION
- UPGRADED FITTED KITCHEN WITH APPLIANCES
- FLOORING THROUGHOUT
- MUCH SOUGHT AFTER LOCATION
- 3 FURTHER DOUBLE BEDROOMS AND BATHROOM
- FABULOUS 3 STOREY FAMILY HOME
- LOVELY WELL LIT LOUNGE/DINING ROOM
- TURFED REAR GARDEN
- PRINCIPAL BEDROOM WITH DRESSING AREA AND EN SUITE
- ENCLOSED REAR GARDEN AND PARKING



This brand new Elton house style, is an impressive semi detached Town House offering spacious and versatile living space over 3 floors. Featuring high energy insulation values and finished to a high specification by reputable developers Bellway Homes the property occupies an enviable position on this much sought after development.

Set in this much sought after location a short stroll from the famous Shrewsbury Quarry and Town Centre and ideally placed for ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall and Cloakroom, Lounge/Dining Room, lovely fitted Kitchen with appliances, Principal Bedroom with Dressing area and en suite, 3 further double Bedrooms and family Bathroom.

Perfect for today's modern lifestyle and those who work from home.

## **Property details**

#### **LOCATION**

The property occupies an enviable position on this popular development in the heart of this much sought after location, perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, restaurants/public houses, the Royal Shrewsbury Hospital and Town Centre are a short stroll away.

#### **RECEPTION HALL**

Covered entrance with door to spacious Reception Hall, radiator.

#### **CLOAKROOM**

with WC and wash hand basin, radiator.

#### LOUNGE/DINING ROOM

A lovely light room having walk in bay with double opening French doors to the garden, media point, radiator.

#### **UPGRADED KITCHEN**

Which will be attractively fitted with range of UPGRADED contemporary units and appliances. Window to the front.

### FIRST FLOOR LANDING

Off which lead

#### **BEDROOM 2**

A lovely light double room having two windows to the front, radiator.

#### **BEDROOM 3**

Another double room with window overlooking the rear, radiator.

#### **FAMILY BATHROOM**

with suite comprising panelled bath with shower, wash hand basin and WC. Complementary tiled surrounds.

### **SECOND FLOOR LANDING**

off which lead

## PRINCIPAL BEDROOM SUITE

A lovely light room again with two windows overlooking the front, radiator. Dressing Area with fitted wardrobes.

## **EN SUITE SHOWER ROOM**

With suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds.

#### **OUTSIDE**

Turfed rear enclosed garden

#### **GENERAL INFORMATION**

#### **INCENTIVES**

Upgraded kitchen, flooring throughout, turfed rear garden PLUS £5,000 Cashback.

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### **SERVICES**

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As this is a new build property the Council has not yet set the banding.

#### 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.

## Plot 206 The Elton, Copthorne Keep, Shrewsbury, SY3 8LZ.

4 Bedroom House - Semi-Detached Offers In The Region Of £355,000



## **Judy Bourne**

**Director at Monks** judy@monks.co.uk

## Get in touch

Call. 01743 361422 Email. info@monks.co.uk Click. www.monks.co.uk

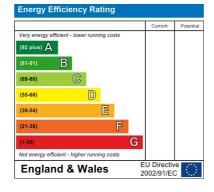
## **Shrewsbury office**

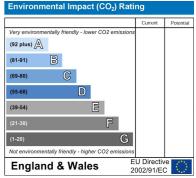
10a-11 Shoplatch, Shrewsbury, Shropshire, SY1

## 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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