

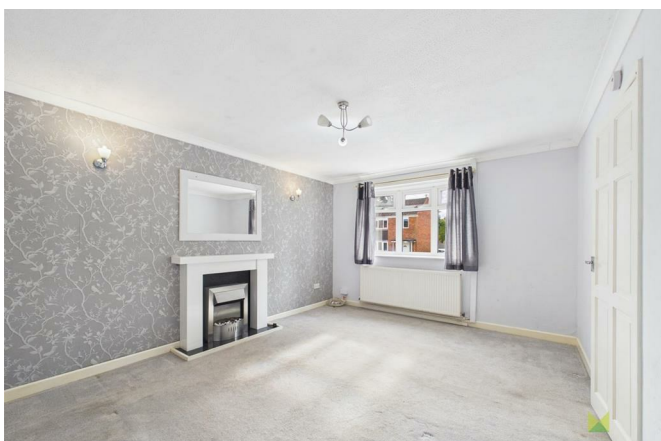
11 Chevin Close Shrewsbury SY1 3RJ



3 Bedroom House
Offers In The Region Of £215,000

The features

- 3 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL, LOUNGE, KITCHEN/DINING ROOM, CONSERVATORY
- DRIVEWAY WITH PARKING
- ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED.
- IDEALLY PLACED FOR AMENITIES AND THE A5/M54 MOTORWAY NETWORK
- 3 BEDROOMS AND BATHROOM
- ROOM TO EXTEND TO THE SIDE SUBJECT TO CONSENTS
- IDEAL FOR FIRST TIME BUYER
- EPC RATING D



*** OFFERED FOR SALE WITH NO UPWARD CHAIN ***

An opportunity to purchase this 3 bedroom semi detached house, perfect for a first time buyer or growing family and being offered for sale with no upward chain.

Located on the Northern edge of the Town being ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including primary school, shops, supermarkets,, countryside walks and a regular bus service to the Town Centre.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, Conservatory, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, enclosed rear garden.

Viewing recommended.

Property details

LOCATION

Located on the Northern edge of the Town being ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including primary school, shops, supermarkets,, countryside walks and a regular bus service to the Town Centre.

RECEPTION HALL

Sealed unit double glazed entrance door with side screens to Reception Hall, tiled flooring, radiator.

LOUNGE

With bow window overlooking the front, fire surround with living flame effect electric fire, media point, radiator.

DINING ROOM

With tiled floor, radiator and sliding patio doors to

CONSERVATORY

Being of brick and sealed unit double glazed construction with French doors to the garden, tiled floor.

KITCHEN

Fitted with range of white high gloss fronted units incorporating one and half bowl sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances, inset 5 burner hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units. Window overlooking the rear garden.

FIRST FLOOR LANDING

From the Reception Hall staircase to First Floor Landing off which lead

BEDROOM 1

A generous double room with window overlooking the rear, radiator.

BEDROOM 2

Another double room with window overlooking the rear, radiator.

BEDROOM 3

With window overlooking the front, radiator.

BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over driveway with parking. The Front Garden is laid to lawn. Side pedestrian gate gives access to the Rear Garden which has a large paved sun terrace, ideal for outdoor dining, steps up to raised garden which is laid to lawn and 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.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - 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.

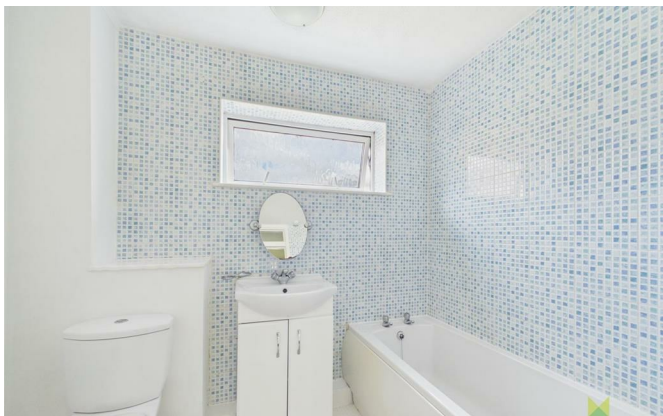
NEED TO CONTACT US

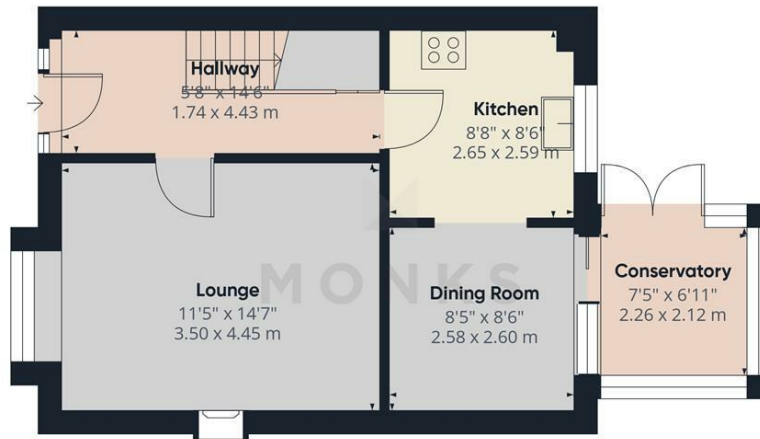
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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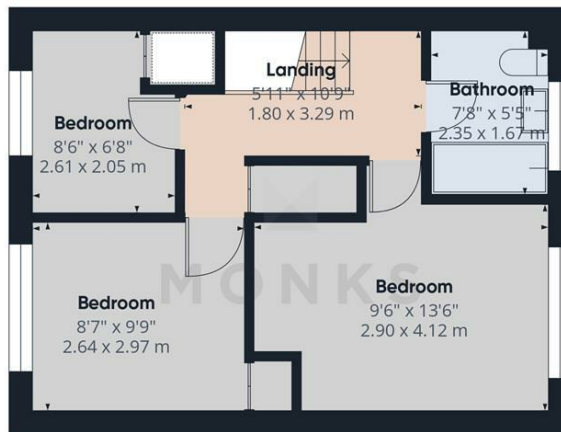
3 Bedroom House

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Floor 0



Floor 1



Approximate total area⁽¹⁾
829 ft²
77 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.

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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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- 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.