

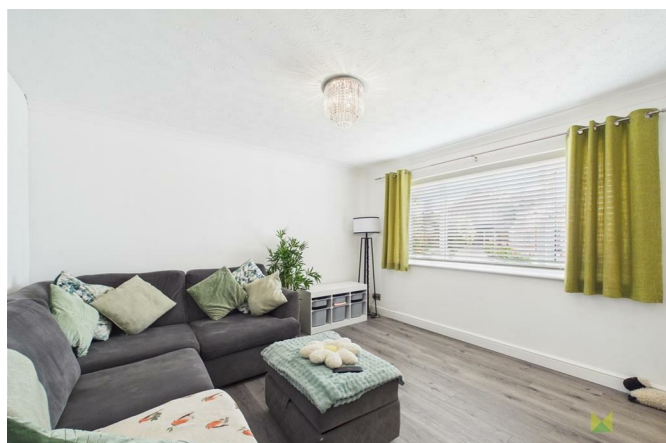
64 Boscobel Drive Shrewsbury SY1 3DU



4 Bedroom House
Offers In The Region Of £390,000

The features

- EXCELLENT 4 BEDROOM DETACHED HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZED KITCHEN, UTILITY AND CLOAKROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION ON THIS POPULAR DEVELOPMENT
- RECEPTION HALL, LOUNGE, SEPARATE DINING ROOM
- 4 DOUBLE BEDROOMS AND SHOWER ROOM
- LOVELY GARDENS TO THE FRONT AND REAR
- EPC RATING D



***** GENEROUS 4 BEDROOM DETACHED FAMILY HOME *****

An excellent opportunity to purchase this impressive 4 bedroom detached home, offering deceptively spacious accommodation - perfect for a growing family and those who love to entertain.

Occupying an enviable position in the heart of this popular development on the Northern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, countryside walks and a regular bus service to the Town Centre.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, Utility, Cloakroom, 4 double Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and lovely enclosed rear garden which has been laid for ease of maintenance.

Viewing highly recommended and offered for sale with no upward chain.

Property details

LOCATION

Occupying an enviable position in the heart of this popular development on the Northern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, countryside walks and a regular bus service to the Town Centre.

RECEPTION HALL

Sealed unit double glazed door with side screen opening to inviting Reception Hall with wooden effect floor covering, useful under stairs recess, radiator.

LOUNGE

A generous sized room with window overlooking the front, wooden effect flooring, media point, radiator.

DINING ROOM

with double opening French doors leading onto the sun terrace and garden, wooden effect flooring, radiator.

KITCHEN

Which is fitted with range of units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over, eye level double oven and grill with storage above and below, tiled surrounds and matching range of eye level wall units. Window overlooking the garden,

UTILITY ROOM

having space and plumbing for appliances, personal door to the garage, door to garden, radiator.

CLOAKROOM

with WC.

FIRST FLOOR LANDING

From the Reception Hall staircase with newly fitted rail and decorative wrought iron balustrading leads to the First Floor Landing off which lead

BEDROOM 1

A fabulous sized room with window overlooking the front, radiator. There is scope in this room to add an en suite if required and subject to necessary regulations.

BEDROOM 2

Another generous double room having window overlooking the rear, range of fitted wardrobes and storage, radiator.

BEDROOM 3

A double room with window overlooking the rear, radiator.

BEDROOM 4

Another double room with window to the front, fitted storage cupboard, radiator.

SHOWER ROOM

with large walk in shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over brick paved driveway with parking for several cars and leading to the Garage with up and over door, power and lighting and personal door to the Utility. The Front Garden is laid to shaped lawn with flower and shrub beds.

The Rear Garden is a particular feature having been laid for ease of maintenance to large paved sun terrace - ideal for those who love to entertain and dine outdoors, lawned area which is laid with artificial grass - 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 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](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.

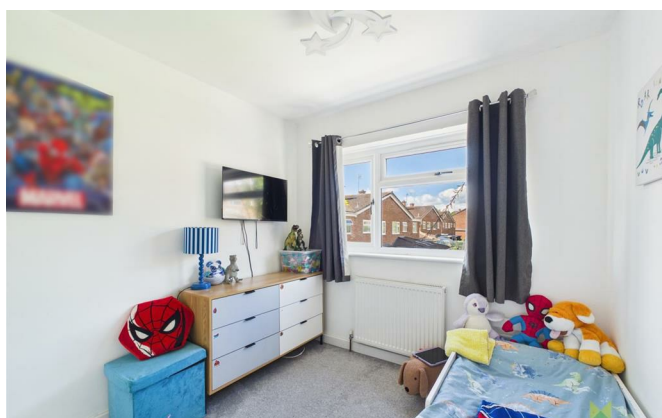
NEED TO CONTACT US

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

64 Boscobel Drive, Shrewsbury, SY1 3DU.

4 Bedroom House

Offers In The Region Of £390,000





Approximate total area^m
 1273 ft²
 118.2 m²

Reduced headroom
 16 ft²
 1.5 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.

GIRAFFE360



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Get in touch

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Click. www.monks.co.uk

Shrewsbury office

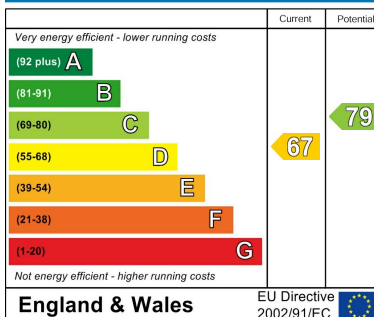
10a-11 Shoplatch,
 Shrewsbury, Shropshire, SY1

We're available 7 days a week

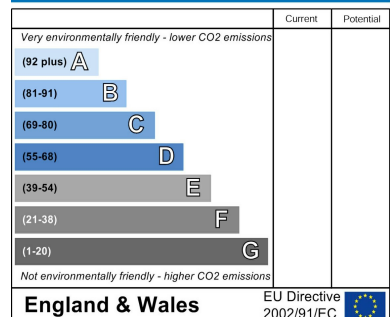
HOME – four words that define who,
 and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.