

# 11 Whittington Close Shrewsbury SY1 4TG



**3 Bedroom House - Semi-Detached  
Offers In The Region Of £267,500**

## The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- ENVIABLE LOCATION ON POPULAR DEVELOPMENT
- KITCHEN, UTILITY, CLOAKROOM
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- EPC RATING TBC
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- HALL, GOOD SIZED LOUNGE, DINING ROOM, CONSERVATORY
- 3 BEDROOMS AND SHOWER ROOM
- VIEWING RECOMMENDED.



### \*\*\* 3 BEDROOM SEMI WITH CONSERVATORY \*\*\*

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

Occupying an enviable position on the edge of this popular development ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, doctors, supermarkets, recreational facilities and lovely riverside walks.

The accommodation briefly comprises Entrance Hall, good sized Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Cloakroom, 3 Bedrooms and Shower Room.

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

Viewing recommended.

## Property details

### LOCATION

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### ENTRANCE HALL

Sealed unit double glazed door with side screen opens to Entrance with further door to

### LOUNGE

A good sized room with window overlooking the front, ornate fire surround with marble hearth and inset housing living flame fire, media point, radiators. Glazed door to

### DINING ROOM

with radiator and sliding patio doors to

### CONSERVATORY

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

### KITCHEN

Fitted with range of units incorporating one and half bowl sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances. Inset 4 ring hob with extractor hood over and eye level double oven and grill with cupboards above and below. Tiled surrounds and matching eye level wall units, window overlooking the garden, door to the side and

### CLOAKROOM

with WC.

### UTILITY/HOME OFFICE

A useful room having been re-configured from part of the Garage, currently used as a Utility having single drainer sink set into base cupboard, space for appliances, window to the side, tiled flooring.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side, access to roof space.

### BEDROOM 1

A generous room having window to the front, radiator.

### BEDROOM 2

Another double room with window to the rear, range of fitted wardrobes and storage with mirror fronted sliding doors, radiator.

### BEDROOM 3

with window to the front, radiator.

### SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC set into concealed vanity with storage, tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property is approached over driveway with parking and storage area. The Front Garden is laid to lawn with flower and shrub beds. Side pedestrian access leads around to the Rear Garden with paved sun terrace and garden laid to lawn with well stocked flower, shrub and herbaceous beds 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 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

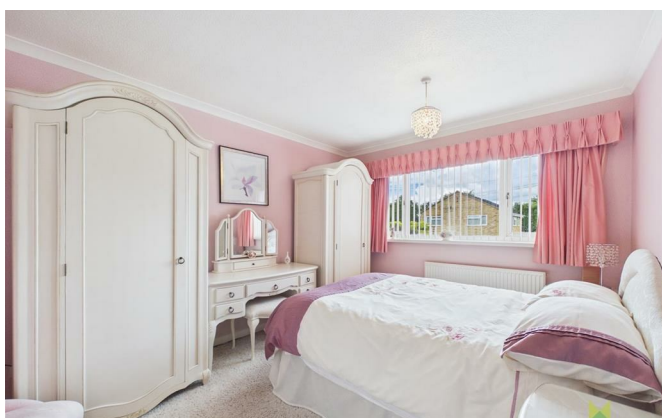
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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## Judy Bourne

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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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