

# 23 Howey Close Weir Hill Shrewsbury SY2 5WF



**3 Bedroom House**  
**Offers In The Region Of £320,000**

## The features

- 3 DOUBLE BEDROOM DETACHED FAMILY HOME
- PERFECT FOR A GROWING FAMILY OR DOWNSIZER
- RECEPTION, CLOAKROOM, GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE, DRIVEWAY WITH AMPLE PARKING, ENCLOSED REAR GARDEN
- MUCH SOUGHT AFTER LOCATION ON THE EDGE OF THE TOWN
- ENVIABLE CUL DE SAC LOCATION WITH OPEN ASPECT
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- EPC RATING B



\*\*\* EXCELLENT 3 DOUBLE BEDROOM DETACHED HOUSE \*\*\*

A great opportunity to purchase this immaculately presented, 3 bedroom detached house which has been improved by the owners and offers a great opportunity for those looking to up or downsize.

Set in a larger than average plot in a cul de sac location fronting open green space on this much sought after development on the Eastern edge of the Town. There are excellent local facilities on hand including shops, schools, doctors, countryside walks and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Cloakroom, good sized Lounge, attractively fitted Kitchen/Dining Room with appliances, Principal Bedroom with en suite Shower Room, 2 further generous double Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking for up to 4 cars, Garage and good sized rear garden with large tiled sun terrace.

Viewing essential.

## Property details

### LOCATION

Set in a larger than average plot in a cul de sac location fronting open green space on this much sought after development on the Eastern edge of the Town. There are excellent local facilities on hand including shops, schools, doctors, countryside walks and for commuters ease of access to the A5/M54 motorway network.

### ENTRANCE HALL

Covered entrance with composite door opening to Entrance with radiator, LVT flooring and door to

### LOUNGE

having window to the front, wooden dado rail, media point, continuation of LVT flooring, radiator.

### INNER HALL

with stairs to the First Floor Landing with useful hidden storage area, LVT flooring. Radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin, radiator. LVT flooring.

### KITCHEN/DINING ROOM

The Dining area has feature decorative wood panelling, double opening French doors to the garden. The Kitchen is attractively fitted with modern shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for washing machine and fridge freezer. Inset 4 ring hob with extractor hood over and oven and grill beneath and complementary eye level wall units. Recessed ceiling lights, window overlooking the garden. Rear door leading to enclosed rear garden.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with window to the side, Airing Cupboard, access to roof space and off which lead

### PRINCIPAL BEDROOM

A lovely light room having two windows overlooking the front, wardrobe recess, radiator.

### SHOWER ROOM

with suite comprising tiled shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

### BEDROOM 2

A generous sized double room with window to the rear, radiator.

### BEDROOM 3

Another double room with window to the rear, decorative wooden panelling to one wall, radiator.

### BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

The property is approached over driveway with parking for up to 4 cars and leading to the Garage with up and over door, power and lighting.

The Rear Garden is a particular feature of the property being of a larger than average size with an impressive tiled sun terrace - perfect for those who love to entertain and dine outdoors, garden area laid to lawn and enclosed with wooden fencing. Side pedestrian access..

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. There is an annual service charge of £120 (2025) for the maintenance of the communal green areas. 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 D - 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

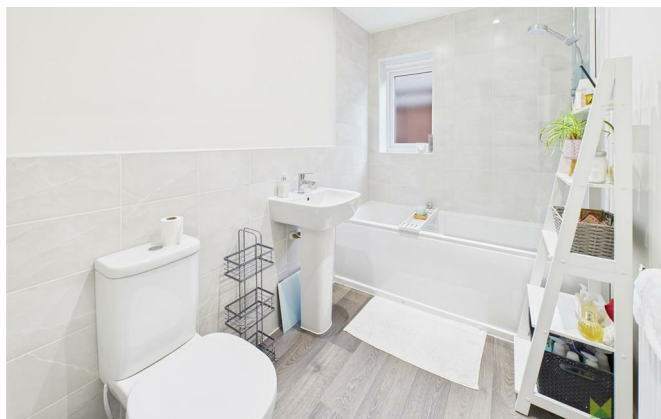
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



## 23 Howey Close, Weir Hill, Shrewsbury, SY2 5WF.

3 Bedroom House

Offers In The Region Of £320,000





## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.
- 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.