

# 65 Meadowbout Way Shrewsbury SY5 8QB



4 Bedroom House - Detached  
Offers In The Region Of £380,000

## The features

- ENVIABLE CORNER PLOT WITH WALLED GARDEN
- RECEPTION HALL WITH CLOAKROOM
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN
- 3 FURTHER BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL
- IMMACULATE PRESENTATION THROUGHOUT
- GOOD SIZED LOUNGE WITH FRENCH DOORS TO WALLED GARDEN
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH GARAGE AND ENCLOSED REAR GARDEN
- EPC RATING B



\*\*\* STYLISH 4 BEDROOM DETACHED FAMILY HOME \*\*\*

An opportunity to purchase this immaculately presented, 4 bedroom detached home offering naturally well lit rooms throughout and occupying an enviable corner position - perfect for a growing family or those looking to downsize with space.

Set in the heart of this popular modern development on the Southern edge of the Town being ideally placed for commuters with ease of access to the A5/M54 motorway network and with a good range of amenities on hand including schools and shops and being a short stroll from the Royal Shrewsbury Hospital.

The accommodation briefly comprises Reception Hall, Cloakroom, good sized Lounge with French doors to the garden, lovely open plan Living / Dining / Kitchen with range of appliances, Principal Bedroom with en suite Shower Room, 3 further Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking, Garage and enclosed walled garden and lovely plantation style shutter blinds to majority of windows.

Viewing highly recommended:

## Property details

### LOCATION

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### RECEPTION HALL

Covered entrance with composite door opening to Reception Hall, tiled floor, radiator.

### CLOAKROOM

with suite comprising WC and wash hand basin, tiled floor, radiator.

### LOUNGE

A lovely light room with bay window overlooking the front and double opening French doors with full height glazed screens to either side opening onto the garden, media point, radiator.

### LIVING/DINING/KITCHEN

A lovely light room with windows to the side and rear. Attractively fitted with range of white high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 5 burner hob with extractor hood over and cutlery and pan drawers beneath and double eye level oven and grill with storage above and below. Complementary eye level wall units, ample space for Dining table, tiled floor throughout, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space and off which lead

### PRINCIPAL BEDROOM

A generous double room with window to the front, fitted double wardrobe with mirror fronted sliding doors, radiator.

### EN SUITE SHOWER ROOM

with suite comprising large shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

### BEDROOM 2

Another generous double room with window to the front, radiator.

### BEDROOM 3

with window to the side, radiator.

### BEDROOM 4

with window to the side, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property occupies an enviable corner plot with shaped lawn with shrub beds. Side pedestrian access to the lovely walled rear garden which is laid to paved sun terrace and lawn with flower and shrub beds. Enclosed with wooden fencing to one side and feature brick walling to others.

Driveway with parking and leading to the GARAGE.

### 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 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

## 65 Meadowbout Way, Shrewsbury, SY5 8QB.

4 Bedroom House - Detached  
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## Judy Bourne

Director at Monks  
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## Get in touch

Call. 01743 361422  
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Click. www.monks.co.uk

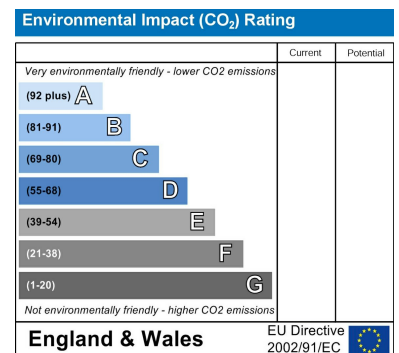
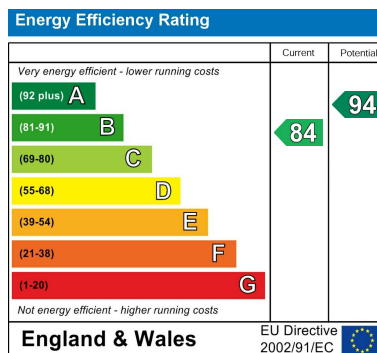
## Shrewsbury office

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



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