

# 59 Hendrick Crescent Shrewsbury SY2 6JF



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £269,995**

## The features

- IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- RECEPTION HALL WITH CLOARKOOM, GOOD SIZED LOUNGE/DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING, ENCLOSED REAR GARDEN.
- ENVIABLE LOCATION ON THE EDGE OF DEVELOPMENT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FITTED KITCHEN WITH RANGE OF APPLIANCES
- 2 FURTHER BEDROOMS AND BATHROOM
- EPC RATING B



\*\*\* EXCELLENT 3 BEDROOM HOME - NO UPWARD CHAIN \*\*\*

An opportunity to purchase this immaculate 3 bedroom semi detached home which is offered for sale with no upward chain and perfect for a growing family.

Occupying an enviable position on the edge of this much sought after development with lovely open aspect to the fore and being ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge/Dining Room with French doors to the garden, fully fitted Kitchen with range of appliances, Principal Bedroom with en suite, 2 further Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with ample parking and enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position on the edge of this much sought after development with lovely open aspect to the fore and being ideally placed for commuters with ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Composite door opening to Reception hall with tiled flooring, radiator.

### CLOAKROOM

with WC and wash hand basin, continuation of tiled floor, radiator, window to the front.

### LOUNGE/DINING ROOM

A generous sized room with window and double opening French doors leading onto the garden, media point, radiator. useful understairs storage cupboard.

### KITCHEN

Attractively fitted with range of soft grey high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over, integrated dishwasher, washing machine and fridge/freezer. Eye level oven and grill with cupboards above and below and complementary eye level wall units, Tiled floor, radiator, window to the front.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing

### PRINCIPAL BEDROOM

having window to the front, built in double wardrobe with mirror fronted sliding doors, media point, radiator.

### EN SUITE SHOWER ROOM

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

### BEDROOM 2

with window to the rear, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property occupies an enviable position approached over brick paved driveway with parking for several cars, side pedestrian access to the Rear Garden which has a large paved sun terrace and raised decked area, perfect for outdoor entertaining and dining and garden laid to lawn with raised shrub 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](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

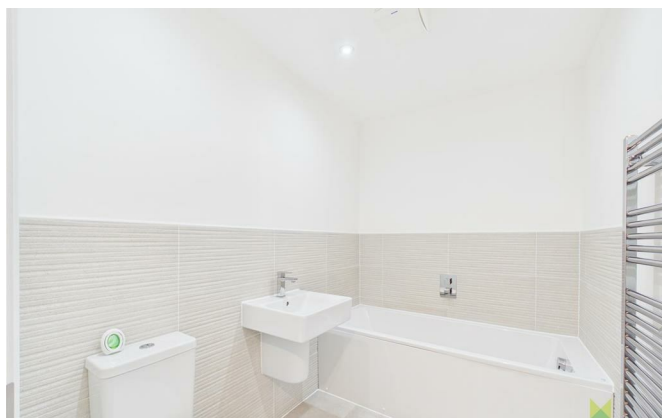
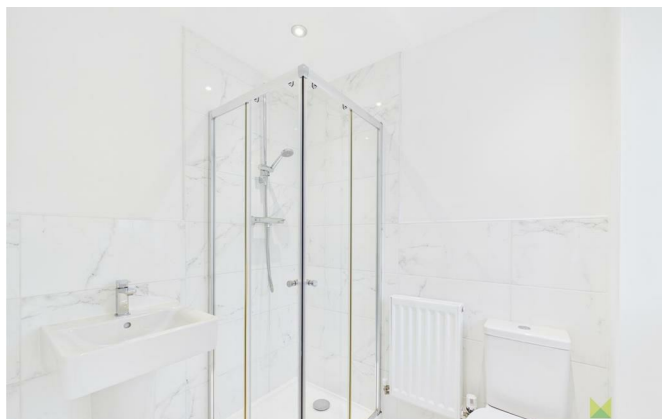
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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

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## 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                                 |                         | 96        |
| (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 |           |

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- 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.
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