

2 Long Pack Shrewsbury SY1 4UD



4 Bedroom House - Detached
Offers In The Region Of £365,000

The features

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- LOUNGE WITH FEATURE LOG BURNER
- RE-FITTED FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- ENVIABLE LOCATION ON THE EDGE OF TOWN
- DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY/HOME OFFICE
- DRIVEWAY WITH PARKING, GARAGE/STORE
- VIEWING HIGHLY RECOMMENDED



***** 4 BEDROOM DETACHED HOME - NO UPWARD CHAIN *****

An excellent opportunity to purchase this attractive 4 'double' bedroom detached home - perfect for a growing family and those looking to downsize yet still have space and being offered for sale with no upward chain.

Occupying an enviable position in the heart of this popular development ideally placed for a host of amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance with Cloakroom, Lounge with feature log burner, Dining Room, Kitchen/Breakfast Room, Utility/Home Office, 4 generous double Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage/store, lovely enclosed rear garden which offers a good level of privacy.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on this much sought after development on the Northern edge of the Town, being ideally placed for commuters with ease of access to the A5/M54 motorway network.

There are excellent facilities on hand including supermarkets, schools, shops, churches, doctors, recreational facilities and riverside walks.

ENTRANCE

Composite door opens to Entrance vestibule with radiator.

CLOAKROOM

with WC and wash hand basin, window to the front, radiator.

LOUNGE

A generous sized room with deep bow window overlooking the front. Chimney breast housing cast iron log burner, media point, radiator.

DINING ROOM

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

KITCHEN/BREAKFAST ROOM

Refitted with white high gloss fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and space for washing machine. Inset 5 burner hob with extractor hood over and cupboard beneath and eye level double oven and grill with storage above and below, tiled surrounds and complementary eye level wall units. Breakfast island with overhang seating area and storage, window overlooking the garden and door to the side.

UTILITY STORE/HOME OFFICE

A versatile space with window to the side, wooden effect flooring.

FIRST FLOOR LANDING

Stairs lead to the First Floor Landing with access to roof space and linen cupboard.

BEDROOM 1

A generous double room with window to the front, built in double wardrobe, radiator.

BEDROOM 2

with window to the front, built in wardrobe, radiator.

BEDROOM 3

with window to the rear, built in double wardrobe, radiator.

BEDROOM 4

with window to the rear, built in wardrobe, radiator.

FAMILY BATHROOM

Attractively re-fitted with suite comprising panelled bath with direct mixer shower unit over, drench head, wash hand basin and WC set into concealed vanity with storage. Complementary tiling, heated towel, radiator, window to the rear.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage/Store with up and over door and which has been partly converted to provide the Utility/Home Office.

The Front Garden is laid to lawn with shrub beds. Side pedestrian access leads around to the Rear Garden which has been laid perfectly for those who love to outdoor dine and entertain with several paved sun terraces, garden area laid to lawn with flower and shrub beds and enclosed with wooden fencing and offering a good level of privacy. Timber garden storage shed.

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/buy/mortgage-calculator/) 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

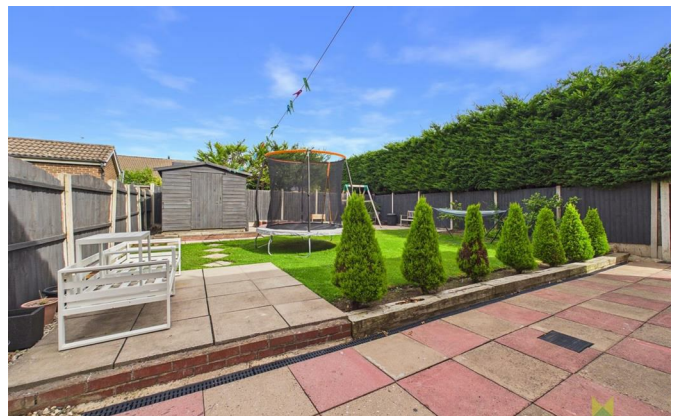
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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Offers In The Region Of £365,000





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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		
(81-91) B		
(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	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- 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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