

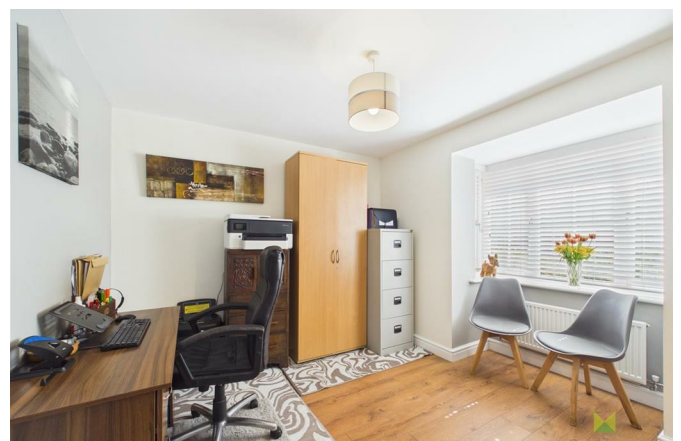
49 Broadhead Drive Shrewsbury SY1 4FB



5 Bedroom House - Detached
Offers In The Region Of £450,000

The features

- IMPRESSIVE 5 BEDROOM DETACHED FAMILY HOME
- RECEPTION HALL, CLOAKROOM, LOUNGE, DINING/FAMILY ROOM
- PRINCIPAL BEDROOM SUITE WITH EN SUITE
- DRIVEWAY WITH AMPLE PARKING AND DOUBLE GARAGE
- VIEWING HIGHLY RECOMMENDED
- DECEPTIVELY SPACIOUS AND VERSATILE ACCOMMODATION
- FABULOUS SIZED OPEN PLAN LIVING/DINING/KITCHEN, UTILITY ROOM
- GUEST BEDROOM WITH EN SUITE, 3 FURTHER BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN BORDERED BY WOODLAND
- EPC RATING B



*** 5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE ***

An excellent opportunity to purchase this attractively presented, 5 bedroom home which offers deceptively spacious and versatile accommodation over 3 floors - perfect for today's modern lifestyle of a growing family, work from home, multi generational living and those who love to entertain.

Occupying an enviable position bordered by woodland on the edge of this popular development on the Northern edge of the Town, ideally placed for a range of local amenities and recreational facilities. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Family/Dining Room, open plan Living/Dining/Kitchen which runs the depth of the house, Utility Room. On the First Floor are the Guest Bedroom with en suite, 3 further Bedrooms and on the Second Floor the impressive Principal Bedroom suite which runs across the width of the house with adjacent en suite Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking for up to 4 cars, double garage and private enclosed rear garden.

Viewing Essential to fully appreciate the size of this great family home.

Property details

LOCATION

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RECEPTION HALL

Covered entrance with door opening to Reception Hall, wooden effect flooring, radiator.

CLOAKROOM

with WC and wash hand basin, radiator. Continuation of wooden effect flooring.

LOUNGE

A generous sized room having double opening French doors leading onto the garden and sun terrace, media point, radiator, wooden effect floor covering.

FAMILY/DINING ROOM

A versatile room having bay window overlooking the front, wooden effect flooring, radiator.

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

The perfect hub of the home, a through room which is ideal for the growing family and those who love to entertain. The Living/Dining area has window overlooking the front, with parquet effect wooden floor covering, radiator. Peninsular divide with breakfast bar overhang to the Kitchen which is attractively fitted with range of white high gloss fronted unit incorporating one and half bowl sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel. Inset 4 ring hob with extractor hood over and oven and grill beneath, complementary wall units and walk in pantry cupboard with shelving. Continuation of flooring, radiator, window overlooking the garden.

UTILITY ROOM

with continuation of units to complement the Kitchen with cupboards and drawers and space for washing machine, door to the garden, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

GUEST BEDROOM

with window overlooking the rear with pleasant woodland aspect, radiator.

EN SUITE SHOWER ROOM

with shower cubicle, electric shower, wash hand basin and WC. Window to the rear, radiator.

BEDROOM 3

Another generous double room with window to the rear with pleasant woodland aspect, media point, radiator.

BEDROOM 4

another double room with window to the front, radiator.

BEDROOM 5

A double room with window to the front, radiator.

FAMILY BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Tiled surrounds, radiator, window to the front.

SECOND FLOOR PRINCIPAL BEDROOM SUITE

An enclosed staircase leads to the most impressive Principal Bedroom which runs across the whole width of the house and is naturally well lit with windows to the front with views over the roof tops to Haughmond Hill and additional velux roof lights. Wardrobe recess area, radiators.

EN SUITE SHOWER ROOM

A well appointed room with suite comprising panelled bath, shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, velux roof light, radiator.

OUTSIDE

The property occupies an enviable position at the rear of this popular development, approached over pathway which is flanked either side to lawn with shrub borders. The driveway provides parking for up to 4 cars and leads to the DOUBLE GARAGE which has twin up and over doors, power and lighting. Side pedestrian access leads around to the Rear Garden which has a large paved patio and adjacent raised decked sun terrace which is perfect for those who love to dine and entertain outdoors, lawn with vegetable section, enclosed with wooden fencing, offering a great level of privacy and being bordered by woodland.

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 F - 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

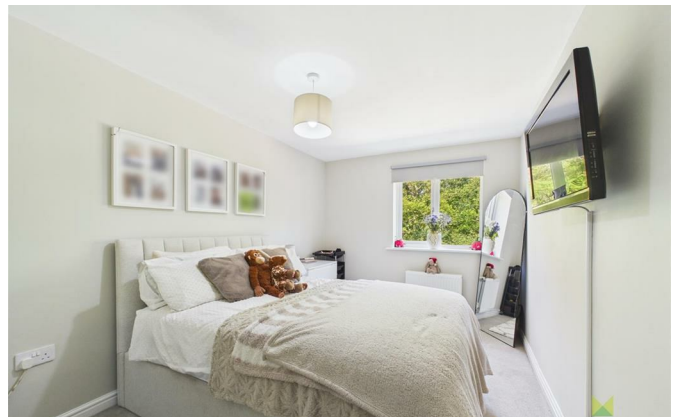
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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

49 Broadhead Drive, Shrewsbury, SY1 4FB.

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Offers In The Region Of £450,000





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		
(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	

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		
(21-38) F		
(1-20) G		
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.
- 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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