

12 Abbots Green Shrewsbury SY2 5QU



3 Bedroom House
Offers In The Region Of £275,000

The features

- MATURE 3 BEDROOM DOUBLE FRONTED HOME
- GOOD SIZED LOUNGE, DINING ROOM, CONSERVATORY
- 3 BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN WITH SUMMER HOUSE/MAN CAVE
- NO UPWARD CHAIN.
- ENVIALE LOCATION WITH EXCELLENT AMENITIES ON HAND
- KITCHEN, UTILITY AND HOBBIES ROOM/HOME OFFICE
- OFF ROAD PARKING FOR SEVERAL CARS
- VIEWING RECOMMENDED
- EPC RATING TBC



*** SPACIOUS AND VERSATILE 3 BEDROOM HOME ***

An excellent opportunity to purchase this mature, double fronted, 3 bedroom home, which offers deceptively spacious and versatile accommodation with scope for extension (subject to the necessary consents) - perfect for a growing family.

Occupying an enviable position in this popular location with off road parking and a pleasant aspect to the fore with open aspect. There are excellent facilities on hand including schools, shops, doctors, supermarkets, regular bus service to the Town Centre and ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance, good sized Lounge, Dining Room, Kitchen, Conservatory, Hobbies/Crafts/Home Office, 3 generous Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, two driveways with off road parking, enclosed rear garden with range of storage and summer house.

Viewing recommended.

Property details

LOCATION

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RECEPTION HALL

Sealed unit double glazed entrance door to Entrance with wooden effect flooring, radiator.

DINING/SITTING ROOM

having window to the front, brick fireplace and radiator.

LOUNGE

A good sized room with window to the front with open aspect. Ornamental fire surround with point for fire, media point, radiator, wooden effect floor covering. Double opening doors to

CONSERVATORY

being of timber and sealed unit double glazed construction and double doors opening to the garden.

KITCHEN

with range of shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances, recess for range style cooker with extractor hood over, tiled surrounds and eye level wall units, tiled floor, window to the rear and recessed lighting. Opening to

UTILITY STORE

with additional space for appliances and opening to

HOBBIES/CRAFTS ROOM/HOME OFFICE

A great versatile room with window to the side and door leading to the garden, radiator.

FIRST FLOOR LANDING

From the entrance staircase leads to the First Floor Landing with window to the rear, Airing Cupboard and Linen Cupboard.

BEDROOM 1

A generous double room having window to the front with aspect over open space, built in double wardrobe, exposed boarded floor, radiator.

BEDROOM 2

Another double room with window to the front with open aspect, built in double wardrobe and storage cupboard. Radiator.

BEDROOM 3

with window to the rear, radiator. Access to roof space.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail and window to the rear.

ATTIC STORAGE

The attic has been boarded and with the necessary consents could provide additional accommodation from conversion.

OUTSIDE

The property is approached over driveway with parking and additional driveway to the side with further off road parking and gates to the rear garden. The front has been laid for ease of maintenance to large gravelled forecourt and enclosed with hedging. Side pedestrian access leads around to the Rear Garden which again has been laid for ease of maintenance to gravel and with feature seating areas, ornamental garden pond and paved areas and which wrap themselves around the side. Garden storage sheds and Summerhouse/Man Cave. Enclosed with wooden fencing and hedging.

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 B - 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 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.

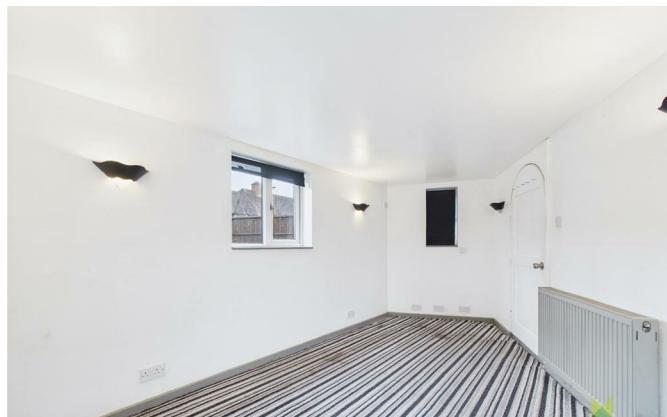
NEED TO CONTACT US

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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Floor 0 Building 1



Floor 1 Building 1

MONKS

Approximate total area⁽¹⁾

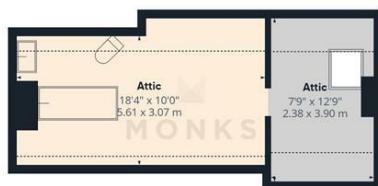
1594 ft²

148.1 m²

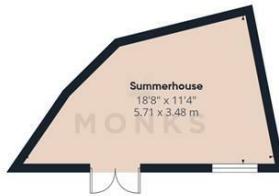
Reduced headroom

82 ft²

7.6 m²



Floor 2 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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

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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