

8 Rowley Court Shrewsbury SY2 6ET



2 Bedroom House - Semi-Detached
Offers In The Region Of £230,000

The features

- IMPRESSIVE 2 BEDROOM SEMI DETACHED HOUSE
- BENEFIT OF PLANNING PERMISSION FOR GROUND FLOOR EXTENSION
- RECEPTION HALL, LOUNGE/DINING ROOM AND KITCHEN,
- DRIVEWAY WITH PARKING
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE LOCATION CLOSE TO HOST OF AMENITIES
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 2 BEDROOMS AND BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- EPC RATING C



*** IMMACULATE 2 BEDROOM HOME WITH PLANNING PERMISSION ***

An excellent opportunity to purchase this attractively presented and improved modern 2 bedroom semi detached home which occupies a larger than average plot and has the added benefit of planning permission for a ground floor extension. Perfect for first time buyer.

Occupying an enviable position in this popular location with good local amenities on hand including shops, schools, doctors, recreational facilities, beautiful walks in the Reabrook Conservation area and a pleasant stroll from the Town Centre.

The accommodation briefly comprises Reception Hall, Lounge/Dining Room, Kitchen, Cloakroom, 2 Bedrooms and Bathroom.

The property has the benefit of driveway with parking and good sized enclosed Rear Garden.

Viewing essential.

Property details

LOCATION

Occupying an enviable position in this popular location with good local amenities on hand including shops, schools, doctors, recreational facilities, beautiful walks in the Reabrook Conservation area and a pleasant stroll from the Town Centre.

ENTRANCE HALL

Covered entrance with door opening to Reception area with stairs leading to First Floor. Radiator and wood effect flooring

KITCHEN

Fitted with modern range of blue base units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having space for a washing machine, fridge freezer and free standing gas cooker. Further glass fronted units above. Window overlooking the front, wooden effect flooring throughout, radiator.

LOUNGE/DINING ROOM

A generous sized through room with patio door overlooking the garden. Wood effect flooring continues, media point, radiator.

FIRST FLOOR LANDING

with access to the loft space, off which lead

BEDROOM

A generous double room with two windows overlooking the front, built in wardrobe, radiator.

BEDROOM

Another generous room with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, radiator.

OUTSIDE

To the front is parking for two cars. Side pedestrian access to the Rear Garden which has a tiled patio area and private garden laid to lawn 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 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.

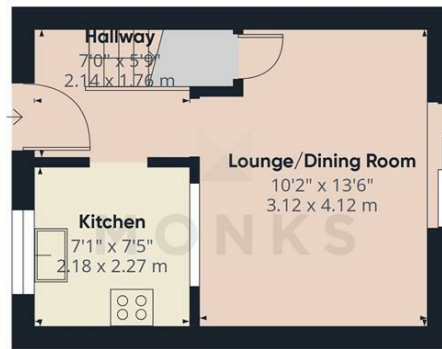
NEED TO CONTACT US

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

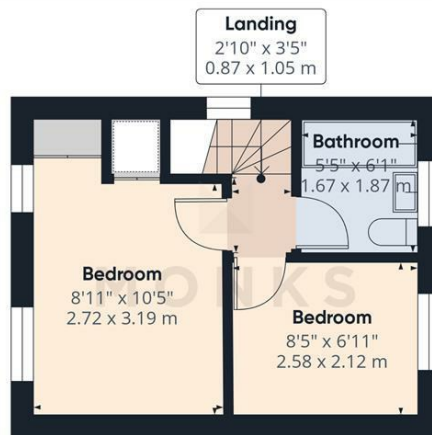
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Floor 0



Floor 1

Approximate total area⁽¹⁾
443 ft²
41.2 m²

(1) Excluding balconies and terraces

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		89
(81-91) B		
(69-80) C		72
(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 (CO₂) 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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- 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.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.