

6 Frith Close Shrewsbury SY2 5XW



1 Bedroom House - Terraced
Offers In The Region Of £147,000

The features

- ATTRACTIVELY PRESENTED AND IMPROVED
- POPULAR LOCATION WITH EXCELLENT AMENITIES ON HAND
- DOUBLE BEDROOM AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- NO UPWARD CHAIN
- ONE BEDROOM HOME PERFECT FOR FIRST TIME BUYER OR INVESTOR
- LOUNGE/DINING ROOM AND RECENTLY REFITTED KITCHEN
- GARDEN AREA TO THE FRONT
- PERFECT FOR COMMUTERS WITH EASE OF ACCESS TO A5/M54
- EPC RATING C



***** IDEAL HOME FOR FIRST TIME BUYERS *****

**** NO UPWARD CHAIN ****

This attractively presented and improved one bedroom home is ideal for those looking for their first home or downsizing.

Occupying an enviable position in this much sought after location, with excellent local amenities on hand and a short drive from the A5/M54 motorway network.

The accommodation briefly comprises Lounge/ Dining Room, Kitchen, double Bedroom and Bathroom.

The property has the benefit of gas central heating, double glazing, sun terrace and lawn, allocated parking.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in this popular and sought after location, There are excellent facilities on hand including schools, shops, restaurants/public houses and churches along with a short stroll to the bus stop with a regular service to the Town Centre. Ease of access to the A5/M54 motorway network.

LIVING/DINING ROOM

A charming room with window to the front, media point, wooden effect flooring.

KITCHEN

Attractively fitted with stylish high gloss units incorporating single drainer composite sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances, inset 4 ring hob with extractor hood over and built in eye level oven with cupboards above and below. Tiled surrounds and matching range of eye level wall units. Wooden effect flooring, under stairs storage cupboard, window to the front.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with access to roof space and off which lead

BEDROOM

A generous sized room with window to the front, built in double wardrobe with hanging rail and shelving.

BATHROOM

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

OUTSIDE

The property is set back from the road and approached over pathway with lawned area. To the front of the property is a paved sun terrace area. One allocated parking space accessed from Shaw Road.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold .

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 A - 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

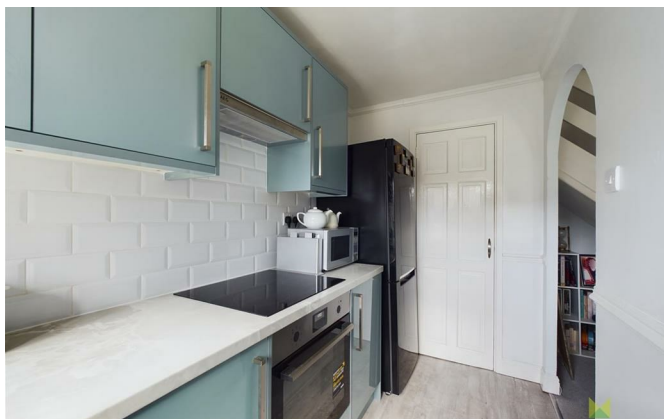
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

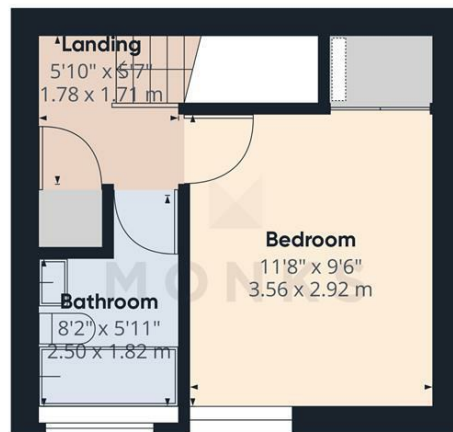
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Floor 0



Floor 1



Approximate total area⁽¹⁾

415.16 ft²
38.57 m²

Reduced headroom

13.35 ft²
1.24 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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- 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.