

3 Shorncliffe Drive Shrewsbury SY3 8TE



3 Bedroom House
Offers In The Region Of £255,000

The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- ENTRANCE, GOOD SIZED THROUGH LOUNGE
- 3 BEDROOMS, BATHROOM AND WC.
- ENCLOSED REAR GARDEN
- EPC RATING C
- 3 BEDROOM MATURE TERRACE
- FITTED KITCHEN/DINING ROOM WITH APPLIANCES
- PERFECT FOR FIRST TIME BUYER OR GROWING FAMILY
- VIEWING RECOMMENDED.



***** MUCH IMPROVED 3 BEDROOM FAMILY HOME *****

An opportunity to purchase this spacious 3 bedroom home which is being offered for sale with no upward chain and is perfect for first time buyer or growing family.

Occupying an enviable position in this much sought after location on the edge of the Town with good local amenities on hand including shops, schools, recreational facilities and being a short stroll from the Royal Shrewsbury Hospital. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance, good sized through Lounge, attractively fitted Kitchen /Dining Room, 3 Bedrooms and re-fitted Bathroom.

The property has the benefit of gas central heating, double glazing and enclosed rear garden.

Viewing highly recommended.

Property details

LOCATION

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RECEPTION HALL

Sealed unit double glazed entrance door to Reception Hall with storage cupboard, radiator.

LOUNGE

A generous sized through room with windows overlooking the front and rear gardens, wooden fire surround with point for ornamental fire, media point, radiator.

KITCHEN/DINING ROOM

Fitted with range of white gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine. Inset 4 ring hob with extractor hood over and deep pan drawers beneath, eye level double oven and grill with storage and recess for fridge/freezer. Matching range of eye level wall units, built in storage cupboard, space for dining table, column style radiator, door to the garden.

FIRST FLOOR LANDING

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

BEDROOM 1

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

BEDROOM 2

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

BEDROOM 3

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

BATHROOM

with suite comprising panelled bath with shower over, wash hand basin in concealed vanity with storage, radiator.

SEPARATE WC

with WC and radiator, window to the rear.

OUTSIDE

The Front Garden is laid to lawn and the back has a paved sun terrace with good sized lawn with shrub beds, 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](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

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Get in touch

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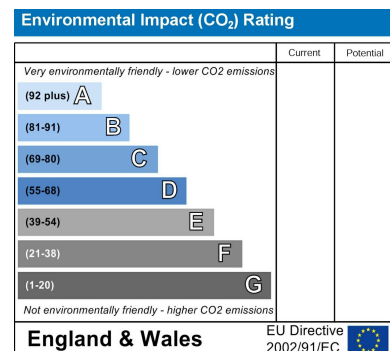
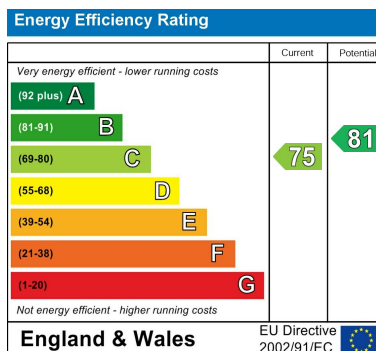
Shrewsbury office

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



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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