

# 34 Whitemere Road Shrewsbury SY1 3BY



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £245,000**

## The features

- CHERISHED 3 BEDROOM SEMI DETACHED HOUSE
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- RECEPTION HALL, LOUNGE, KITCHEN/DINING ROOM, UTILITY STORE
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING RECOMMENDED
- ENVIABLE LOCATION CLOSE TO AMENITIES
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 3 BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING TBC



\*\*\* 3 BEDROOM SEMI WITH GARAGE \*\*\*

\*\* NO ONWARD CHAIN \*\*

An opportunity to purchase this mature 3 bedroom semi detached home which is being offered for sale for the first time in 61 years and is perfect for a growing family.

Occupying an enviable position in this much sought after location, ideally placed for commuters with ease of access to the A5/M54 motorway network and a range of local amenities.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, Utility Store, 3 Bedrooms and Bathroom.

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

Viewing recommended.

## Property details

### LOCATION

The property occupies an enviable location on the Northern edge of the Town ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, doctors, recreational facilities, walks and a regular bus service to the Town Centre.

### RECEPTION HALL

Sealed unit double glazed door with side screen to Reception Hall, useful under stairs storage, radiator.

### LOUNGE

A lovely light room with bay window to the front, fire surround housing living flame fire, media point, radiator. Double opening glazed doors to

### KITCHEN/DINING ROOM

Again a lovely light through room with two windows overlooking the rear garden. Dining Area with radiator and peninsular divide to Kitchen which is fitted with a range of cream fronted 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 having inset 4 ring hob with double oven and grill beneath and extractor hood over. Tall larder units with shelving, tiled surrounds, radiator. Door to

### UTILITY STORE

A useful space with range of base units, personal door to the Garage and door to the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the Landing with access to roof space, Airing Cupboard, window to the side.

### BEDROOM 1

A generous sized room with bay window to the front with lovely aspect over the roof tops across to the Town and hills beyond. Radiator.

### BEDROOM 2

with window to the rear, range of fitted wardrobes and shelving, radiator.

### BEDROOM 3

with window to the front, fitted bed base and storage cupboards. Radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Fully tiled walls, radiator, windows to the side and rear.

### OUTSIDE

The property is set back from the road and approached over driveway with parking for several cars and leading to the Garage with double doors, power and lighting and personal door to the Utility Store. Divided from the road with raised brick flower beds.

The Rear Garden is laid to lawn with well stocked flower, shrub and herbaceous beds and enclosed with wooden fencing.

### SERVICES

We are advised that all main services are connected.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### 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.

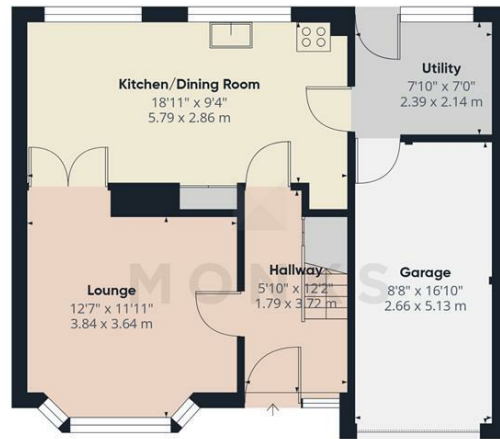
#### NEED TO CONTACT US

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

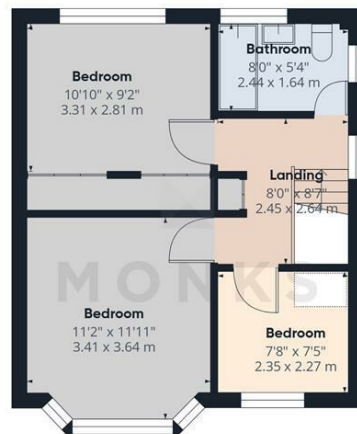
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1012 ft<sup>2</sup>  
94.1 m<sup>2</sup>

(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		
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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