

3 Judith Butts Lane Shrewsbury SY2 5BG



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

The features

- IMPRESSIVE SEMI DETACHED HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ATTRACTIVE KITCHEN AND BATHROOM
- SOUTH FACING GARDEN
- NO UPWARD CHAIN
- 3 DOUBLE BEDROOMS
- LOUNGE WITH LOG BURNER
- GARAGE AND OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED
- EPC RATING D



*** 3 DOUBLE BEDROOMS ***

This impressive 3 bedroom semi detached house occupies an enviable position in this much sought after location and offered for sale with no upward chain.

Having been improved by the current owners the property offers deceptively spacious accommodation including 3 double Bedrooms, modern Kitchen and Bathroom, Dining area and Lounge with log burner.

Ideally placed for commuters with ease of access to the A5/M54 motorway network, local schools and host of amenities.

Garage and driveway with parking, enclosed South facing rear Garden.

Viewing Highly Recommended.

Property details

LOCATION

The property occupies an enviable position in this sought after location on an unadopted road with lovely riverside walks on hand to the Town Centre. There are excellent facilities a short stroll away including supermarkets, shops, schools, restaurants, takeaways and public houses along with doctors and churches. There is a regular bus service to the Town and ease of access for commuters to the A5/M54 motorway network.

RECEPTION HALL

Recently replaced entrance door opening to spacious Reception Hall with double cloaks cupboard, wood block floor, radiator.

LOUNGE

A spacious room with window to the rear, chimney breast recess housing cast iron log burner, wood block flooring, media point, radiator. Opening to

DINING AREA

with continuation of wood block flooring, radiator, door to

CONSERVATORY

being of sealed unit double glazed construction with door to the garden and personal door to Garage.

KITCHEN

Attractively fitted with range of cream high gloss fronted units incorporating enamel one and half bowl sink with mixer taps and water filter set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having integrated dishwasher beneath and space for cooker and tall shelved larder unit, wine rack. Tiled surrounds and matching range of eye level wall units and space for fridge/freezer, windows to the front and side. Cupboard housing gas central heating boiler.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing, with windows to the front and side, access to roof space and off which lead

BEDROOM 1

With window to the rear, built in wardrobe, radiator.

BEDROOM 2

Again with window to the rear, radiator.

BEDROOM 3

With window to the front, range of wardrobes running the length of one wall, radiator.

BATHROOM

A well appointed room, with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, storage cupboard, radiator. Window to the side.

OUTSIDE

The property is approached over an unadopted lane and driveway which provides parking for 3 cars and gives access to the Garage with up and over door, power and lighting, space and plumbing for washing machine with single drainer sink set into storage unit. Door to the garden. The South facing Rear Garden has been laid for ease of maintenance with large gravelled areas and lawn. Timber Garden storage shed. Enclosed with wooden fencing and is not overlooked to the rear.

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 mains gas, water, drainage and electricity are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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

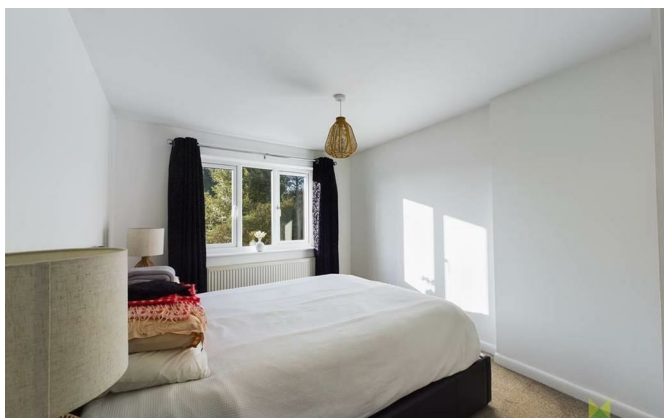
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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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		85
(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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