

# 36 Pensfold Bicton Heath Shrewsbury SY3 5HF



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

## The features

- THREE BEDROOM HOME
- RECEPTION HALL, LOUNGE
- TWO DOUBLE BEDROOMS
- BATHROOM
- ENCLOSED REAR GARDEN
- PERFECT FOR FIRST TIME BUYERS
- OPEN PLAN KITCHEN/DINING
- FURTHER BEDROOM
- GARAGE AND DRIVEWAY PARKING
- EPC RATING C



### \*\*\* 3 BEDROOM HOME\*\*\*

An excellent opportunity to purchase this 3 bedroom house - perfect for first time buyer.

Occupying an enviable position tucked away on this popular development on the Western edge of the Town being a short stroll from a range of amenities including shops, schools and the Royal Shrewsbury Hospital. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance Hall, Living Room, Open plan Dining/Kitchen, 3 Bedrooms and Bathroom.

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

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position on the edge of this popular development on the Western edge of the Town with good local amenities on hand, a short stroll from the Royal Shrewsbury Hospital and for commuters ease of access to the A5/M54 motorway network.

### ENTRANCE HALL

Composite door opening to Reception Hall, radiator, wooden effect floor covering.

### LOUNGE

having window to front aspect, media point, wall mounted radiator

### KITCHEN/DINING ROOM

The Kitchen has been fitted with range of units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having inset single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for oven/grill/hob. Tiled surrounds, eye level wall units, tiled floor, window to the front

### STAIRS AND LANDING

### BEDROOM 1

A double room with window to the front, radiator.

### BEDROOM 2

another double room with window to the rear, radiator.

### BEDROOM 3

with window to front, radiator

### BATHROOM

with suite comprising; bath with shower over, wash hand basin and WC. Obscured window to the rear

### GARAGE AND OUTSIDE

To the front is a driveway and garage providing plumbing for washing machine with base units with worktop over. The Rear Garden has been laid to lawn and patio area, offers a good level of privacy being enclosed with fencing and gate leading onto the parking area.

### 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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## Judy Bourne

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## Get in touch

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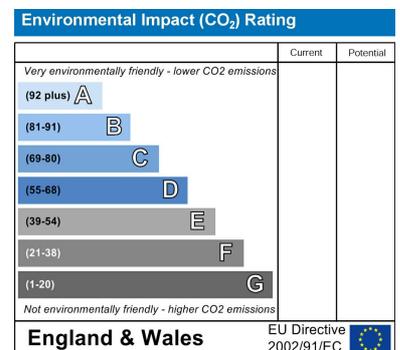
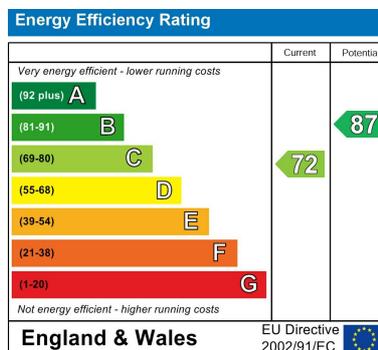
## Shrewsbury office

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



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