

# 5 Beeches Grove Shrewsbury SY3 0PH



**3 Bedroom House - Mid Terrace**  
**Offers In The Region Of £199,950**

## The features

- 3 BEDROOM MID TERRACE HOUSE
- SCOPE FOR MODERNISATION
- HALL, THROUGH LIVING/DINING ROOM AND KITCHEN
- GARDENS TO THE FRONT AND REAR
- EPC RATING TBC
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- ENVIABLE VILLAGE LOCATION CLOSE TO TOWN
- 3 BEDROOMS AND SHOWER ROOM
- PARKING AND GARAGE



### \*\*\* SCOPE FOR MODERNISATION \*\*\*

An opportunity to purchase this 3 bedroom mid terrace home which offers some scope for modernisation and is perfect for a first time buyer or those looking to upsize.

Occupying an enviable position in this much sought after village on the Southern edge of the Town which boasts excellent amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, through Lounge/Dining Room, Kitchen, 3 Bedrooms and Shower Room.

Front and Rear Gardens, off road parking and Garage.

Offered for sale with no upward chain.

## Property details

### LOCATION

Occupying an enviable position in this much sought after village located just south of Shrewsbury. The village has excellent everyday amenities, a regular bus service into town and easy access for commuters to the A5/M54 motorway network.

### RECEPTION HALL

Double glazed door with side screen to Reception Hall, understairs storage cupboard, radiator.

### LOUNGE/DINING ROOM

A spacious through room naturally lit by windows to the front and rear, radiators.

### KITCHEN

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 space for appliances. Tiled floor, radiator, window and door to garden.

### FIRST FLOOR LANDING

Stairs lead to the First Floor Landing with Airing Cupboard.

### BEDROOM 1

A generous double room with window to the front, radiator.

### BEDROOM 2

Another double room with window to the rear, radiator.

### BEDROOM 3

with window to the front, radiator.

### SHOWER ROOM

with large shower cubicle, direct mixer shower unit, wash hand basin and WC. Radiator window to the rear.

### OUTSIDE

The property is set back from the road and approached via pathway with garden laid to lawn. The Rear garden is laid to lawn with shrub beds and enclosed with fencing. Parking spaces and Garage.

### 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 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.

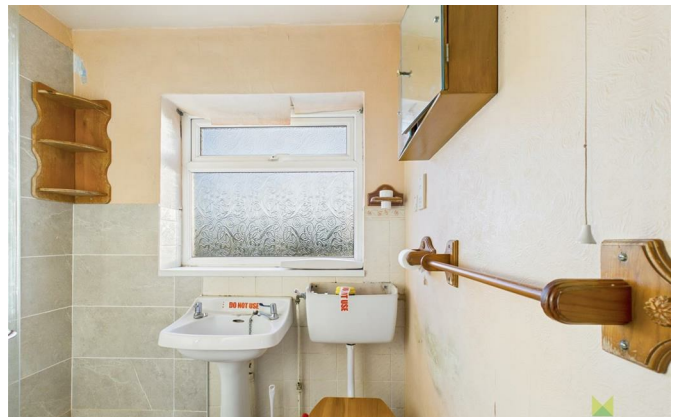
### NEED TO CONTACT US

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

**Director at Monks**

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## Get in touch

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

## 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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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