

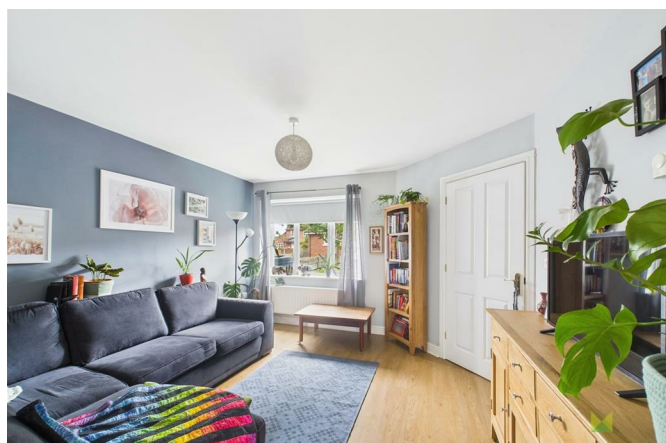
# 3 Harvey Gardens Monkmoor Shrewsbury SY2 5TG



3 Bedroom House - Semi-Detached  
Offers In The Region Of £242,500

## The features

- WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL WITH CLOAKROOM
- 3 BEDROOMS AND BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION CLOSE TO AMENITIES
- LOUNGE, KITCHEN/DINING ROOM WITH OVEN AND HOB
- DRIVEWAY WITH PARKING FOR TWO CARS
- LOVELY GARDEN LAID FOR EASE OF MAINTENANCE
- EPC TBC



\*\*\* 3 BEDROOM SEMI IN CUL DE SAC LOCATION \*\*\*

An opportunity to purchase this attractive 3 bedroom semi detached house - perfect for first time buyer or growing family.

Occupying an enviable cul de sac location in this select courtyard of just 10 homes, a short stroll from a good range of local amenities, schools and riverside walks. For commuters there is ease of access to the A5/M54 motorway network.

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

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

Viewing recommended.

## Property details

### LOCATION

Set in this popular location with good local amenities on hand, riverside walks and for commuters ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Sealed unit double glazed door to Reception Hall with wooden effect flooring, radiator.

### CLOAKROOM

with WC and wash hand basin, tiled floor, window to the front, radiator.

### LOUNGE

Having window overlooking the front, media point, radiator.

### KITCHEN/DINING ROOM

Dining Area with double opening French doors leading onto the garden, useful under stairs storage cupboard, radiator.

Kitchen which is fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath and further space for appliances. Tiled surrounds and eye level wall units, window overlooking the garden.

### FIRST FLOOR LANDING

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

### BEDROOM 1

with window overlooking the rear, radiator.

### BEDROOM 2

with window to the front, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BATHROOM

with suite comprising panelled bath with mixer taps and shower, wash hand basin and WC. Tiled surrounds, radiator, window to the front.

### OUTSIDE

The property occupies an enviable cul de sac location approached over driveway with parking side by side for two cars. Gravelled forecourt area. Side pedestrian access leads around to the Rear Garden which has been laid for ease of maintenance to gravelled and paved areas with inset shrubs and specimen trees and 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.

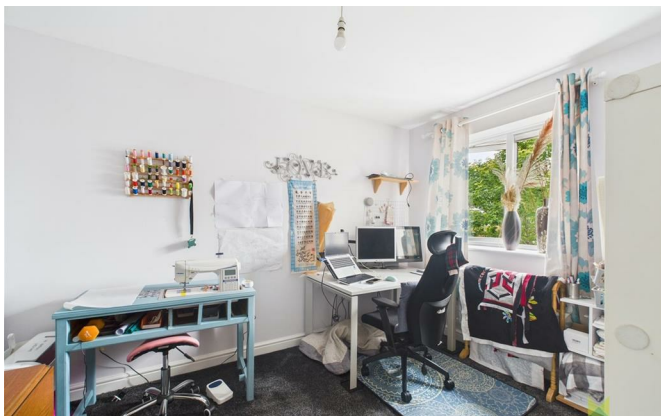
### NEED TO CONTACT US

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

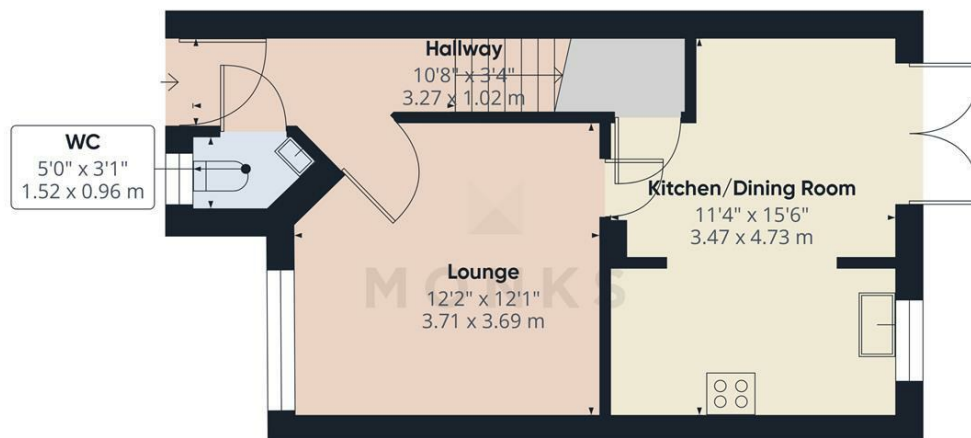


### 3 Harvey Gardens, Monkmoor, Shrewsbury, SY2 5TG.

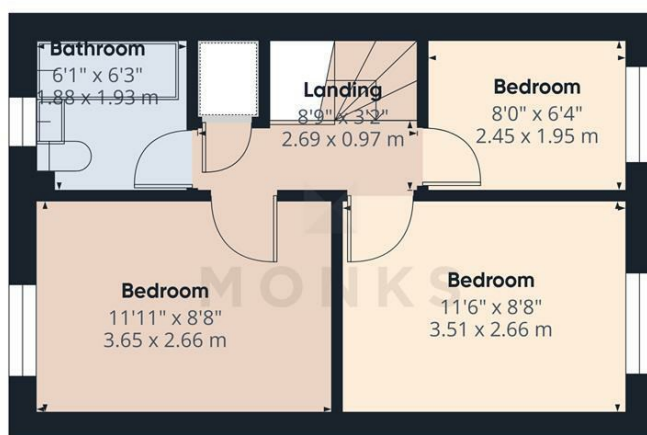
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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
711 ft<sup>2</sup>  
66 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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## 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**

### 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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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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