

46 White Lodge Park Shawbury Shrewsbury SY4 4NT



**3 Bedroom House - Semi-Detached
Offers In The Region Of £279,950**

The features

- IMPRESSIVE EXTENDED FAMILY HOME
- LOUNGE/DINING ROOM WITH FEATURE LOG BURNER
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH AMPLE PARKING, GARAGE
- VIEWING ESSENTIAL
- BEAUTIFULLY PRESENTED THROUGHOUT
- ATTRACTIVE KITCHEN/BREAKFAST ROOM, LARGE UTILITY/BOOT ROOM
- 2 FURTHER DOUBLE BEDROOMS AND SHOWER ROOM
- LOVELY ENCLOSED REAR GARDEN OFFERING GOOD LEVEL OF PRIVACY
- EPC RATING C



***** IMPROVED AND EXTENDED FAMILY HOME *****

An excellent opportunity to purchase this beautifully presented, 3 bedroom semi detached house which has been extended to provide deceptively spacious and versatile accommodation - perfect for today's modern lifestyle - a growing family, work from home and those who love to entertain.

Occupying an enviable position tucked away in a quiet cul de sac on the edge of this popular self sufficient North Shropshire village which boasts excellent amenities and for commuters has ease of access to the A5/M54 motorway network and the nearby County Town of Shrewsbury.

The accommodation briefly comprises large through Lounge/Dining Room with log burner, Conservatory, lovely re-fitted Kitchen/Breakfast Room, large Utility/Boot/Hobbies Room, ground floor Shower Room, Principal Bedroom with en suite Shower Room and 2 further double Bedrooms.

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

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable position tucked away in a quiet cul de sac on the edge of this popular self sufficient North Shropshire village which boasts excellent amenities and for commuters has ease of access to the A5/M54 motorway network and the nearby County Town of Shrewsbury.

VERSATILE ENTRANCE

Composite door opens to a great versatile space which is currently a large Boot Room/Utility and is suitable for a variety of uses including Home Office, Family/Hobbies Room. Tiled floor, radiator and stable style door to the garden. Wooden and glazed door to

INNER HALL

with tiled floor and off which lead

SHOWER ROOM

Attractively fitted with shower cubicle with direct mixer unit with drench head, wash hand basin set into vanity with storage beneath and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

KITCHEN/BREAKFAST ROOM

Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surface over, plinth lighting beneath and having space beneath for washing machine, range style cooker with extractor hood over and tiled splash, integrated fridge/freezer with matching fascia panel, breakfast bar area and complementary eye level wall units with concealed lighting beneath. Useful pantry cupboard, wooden floor covering, radiator and window overlooking the front.

LOUNGE/DINING ROOM

A lovely sized through room with the Dining area having window to the front, radiator. Lounge with chimney breast housing cast iron log burner, media point, radiator. Sliding patio doors to

CONSERVATORY

being of sealed unit double glazed construction with lovely aspect over the garden and French doors leading to the garden.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

PRINCIPAL BEDROOM

A generous sized room having window to the front with Dressing area, media point and radiator.

EN SUITE SHOWER ROOM

A well appointed room attractively fitted with suite comprising shower cubicle with direct mixer unit with drench head, wash hand basin set into vanity with storage beneath and WC. Heated towel rail, LVT flooring, window to the rear.

BEDROOM 2

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

BEDROOM 3

A double room with window to the front, radiator. Useful storage cupboard.

OUTSIDE

The property occupies an enviable position tucked away in a cul de sac and approached over driveway with parking for several cars and leading to the Garage.

Side pedestrian access leads through to the good sized Rear Garden which has an extensive paved sun terrace which wraps itself around the side of the property and across the back immediately adjacent to the Conservatory which provides great space for those who love to entertain and dine outdoors. Good sized shaped lawn with shrub and herbaceous beds and which offers a good level of privacy being enclosed with fencing and mature hedging and conifers.

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.

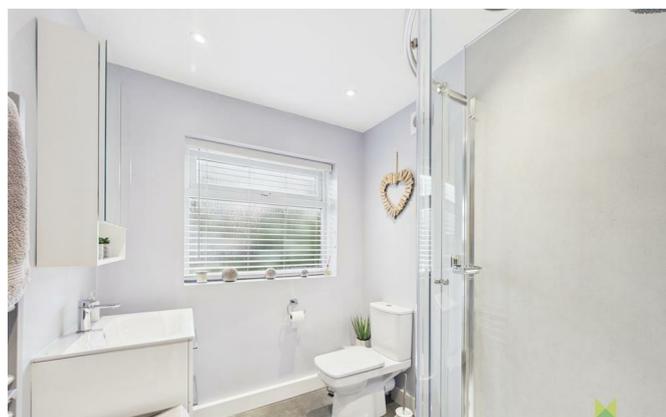
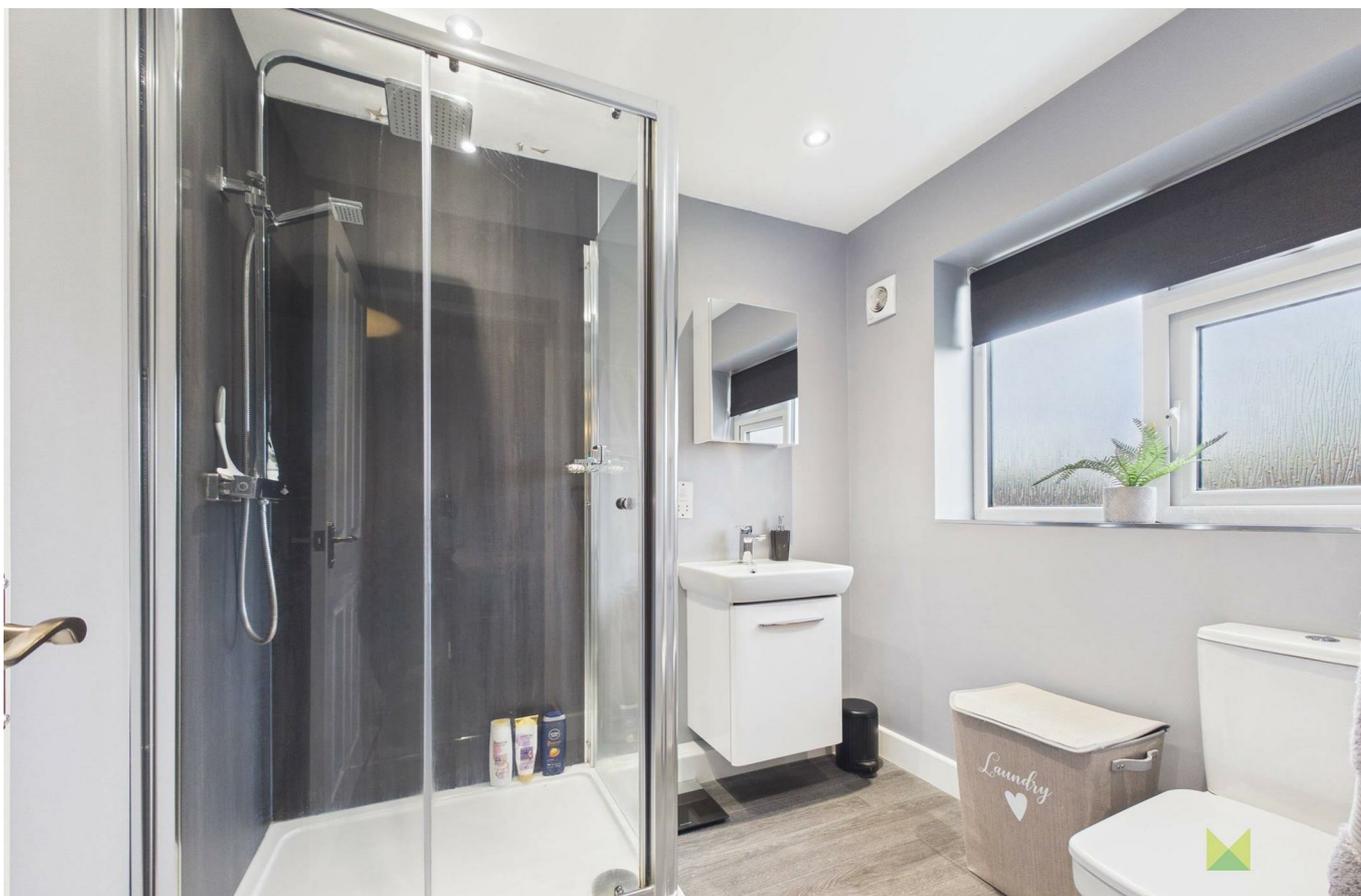
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We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





MONKS



46 White Lodge Park, Shawbury, Shrewsbury, SY4 4NT.

3 Bedroom House - Semi-Detached
Offers In The Region Of £279,950





Approximate total area^m
 1136 ft²
 105.7 m²

Reduced headroom
 23 ft²
 2.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

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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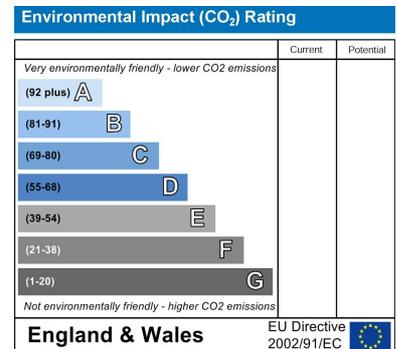
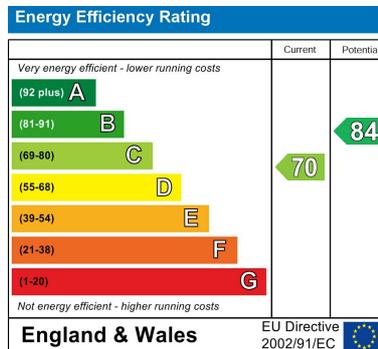
Shrewsbury office

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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



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- 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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