31 Ramsey Meadows
Shrewsbury
SY1 4YL

MONKS

2 Bedroom House - Terraced
Offers In The Region Of £205,000

The features

- PERFECT FOR FIRST TIME BUYER OR INVESTOR
- ENVIABLE LOCATION CLOSE TO AMENITIES
- 2 GENEROUS BEDROOMS AND RE-FITTED BATHROOM
- PRIVATE ENCLOSED REAR GARDEN
- OFFERED FOR SALE WITH NO UPWARD CHAIN.
- NEWLY REFURBISHED 2 BEDROOM HOME
- HALL, LOUNGE, RE-FITTED KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING FOR TWO CARS
- VIEWING RECOMMENDED
- EPC RATING TBC

***** IMMACULATE 2 BEDROOM HOME - NO UPWARD CHAIN *****

An excellent opportunity to purchase this newly modernised 2 bedroom terraced home - perfect for first time buyer and offered for sale with no upward chain.

The property occupies an enviable position on the edge of this popular development ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, supermarkets and bus service to the Town Centre.

The accommodation briefly comprises Entrance Hall, good sized Lounge, re-fitted Kitchen/Dining Room, 2 generous Bedrooms and re-fitted Bathroom.

The property has the benefit of gas central heating, parking for two cars and enclosed rear garden offering a good level of privacy bordered by woodland.

Viewing highly recommended.

Property details

LOCATION
The property occupies an enviable position on the edge of this popular development ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, supermarkets and bus service to the Town Centre.

ENTRANCE HALL
Entrance door opening to Reception Hall with wooden effect flooring, radiator.

LOUNGE
A good sized room having window overlooking the front, recess with shelving, media point, radiator. Wooden effect flooring.

KITCHEN/DINING ROOM
Dining Area having double opening French doors leading onto the garden, radiator.

The Kitchen has been newly fitted with a range of contemporary shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated washing machine and inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and matching eye level wall units, window overlooking the garden.

FIRST FLOOR LANDING
From the Entrance Hall the staircase leads to First Floor Landing with access to roof space

BEDROOM 1
A double room with window overlooking the front and range of fitted storage cupboards/wardrobes. Radiator.

BEDROOM 2
Another double room with window to the rear, fitted wardrobe, radiator.

BATHROOM
Newly fitted with suite comprising panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE
The property occupies an enviable position and approached over driveway with parking for 2 cars and gravelled forecourt area. The Rear Garden has been laid for ease of maintenance to large paved sun terrace and gravelled area providing a good level of privacy being bordered to the rear by woodland area and enclosed with fencing. Timber garden storage shed.

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/

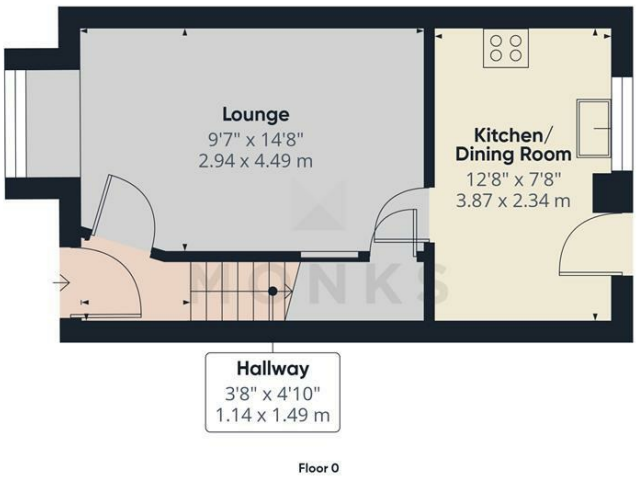
LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

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

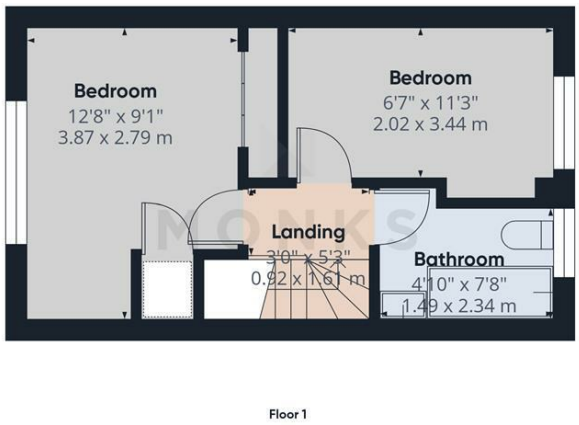
31 Ramsey Meadows, Shrewsbury, SY1 4YL.

2 Bedroom House - Terraced
Offers In The Region Of £205,000



MONKS

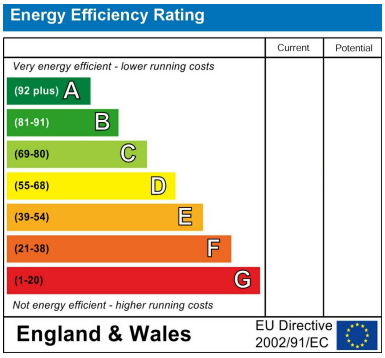
Approximate total area(1)
542 ft²
50.3 m²

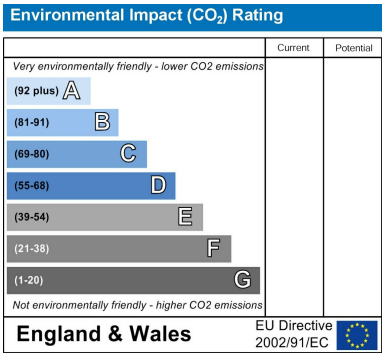


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Judy Bourne

Director at Monks
judy@monks.co.uk

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, **O**riginal, **M**otivated, **E**mpathetic

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.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.