

4 Judith Butts Lane, Monkmoor, Shrewsbury, Shropshire,  
SY2 5BG

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.  
The Property Misdescriptions Act  
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
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**Offers In The Region Of £240,000**

Viewing: strictly by appointment  
through the agent



Occupying an enviable position, towards the end of a private driveway, this is a deceptively spacious and particularly well proportion three double bedroom semi detached house, being offered for sale with NO UPWARD CHAIN. An array of excellent amenities can be found nearby including schooling, shops, public houses, tranquil riverside walks and a frequent bus service to the Shrewsbury town Centre. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, L shaped lounge/diner, UPVC double glazed conservatory, attractive kitchen, first floor landing, three double bedrooms, refitted bathroom, well established front and private rear enclosed gardens, driveway, large carport, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

**Entrance hallway**

Having generous size storage cupboard, parquet wooden flooring, radiator.

Door from entrance hallway gives access to:

**L shaped lounge/diner**

18'11 x 15'10

Having UPVC double glazed window, two radiators, wooden parquet flooring, gas fire set to a painted hearth with timber fire surround and display shelving to either side.

Doorway from lounge/diner and from entrance hallway gives access to:

**Kitchen**

11'7 x 7'8

Having an attractive eye level and base units with built-in cupboards and drawers, integrated double oven, five ring gas hob, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated dishwasher, space for further appliances, radiator, wood effect flooring, shelved under stairs storage cupboard, glazed window to side and part glazed door giving access to carport.

Square arch from L shaped lounge/diner gives access to:

**UPVC double glazed conservatory**

15'4 x 8'10

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, polycarbonated roof, tiled floor.

From entrance hallway stairs rise to:

**First floor landing**

Having two UPVC double glazed windows, loft access, wood effect flooring, radiator.

Doors from first floor landing then give access to: Three double bedrooms and refitted bathroom.

**Bedroom one**

12'10 max into recess reducing down to 10'10 min x

Having radiator, wooden flooring, built-in wardrobe and storage cupboards to side, UPVC double glazed window to rear.

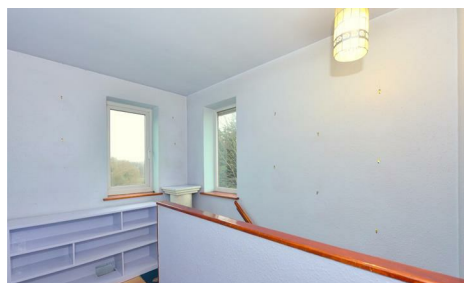
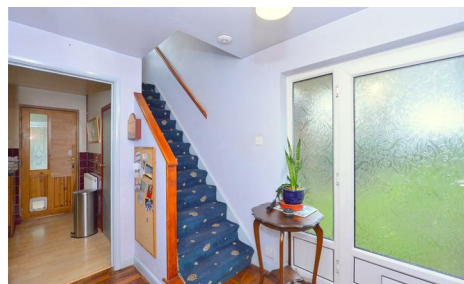
**Bedroom two**

9'11 x 9'6

Having UPVC double glazed window to rear, radiator.







#### **Bedroom three**

10'0 x 9'4

Having UPVC double glazed window to front, open fronted downstairs wardrobe/storage cupboard, radiator.

#### **Refitted bathroom**

Having a three piece modern suite comprising: Panel bath with shower attachment of taps, glazed shower screen to side, low flush WC with hidden cistern, wash hand basin set to vanity unit below, vinly floor covering, UPVC double glazed window to side, heated chrome style towel rail, wall mounter mirror fronted bathroom cabinet, part tiled to walls.

#### **Outside**

The property is situated towards the end a private road. To the front of property there is a lawn garden with well established shrubs, plants and bushes and trees. To the side of this there is a driveway providing off street parking. Timber double gates then leads to a:

#### **Large carport**

23'10 x 9'7 approximateley

From the carport access is then gained to the property's:

#### **Well established private rear gardens**

Comprising: lawn garden, mature shrubs, plants and bushes, timber garden shed. The rear gardens are enclosed.

#### **Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### **COUNCIL TAX BAND C**

#### **Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### **Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### **Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### **Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



