

# Plot 3, The Frith Frith Close Shrewsbury SY2 5XW



3 Bedroom House - Semi-Detached  
Asking Price £225,000

## The features

- JUST RELEASED
- HIGH ENERGY EFFICIENCY AND PV PANELS
- KITCHEN/DINING ROOM WITH APPLIANCES
- ENCLOSED GARDEN AND PARKING
- HELP TO BUY AVAILABLE
- IMPRESSIVE 3 BEDROOM HOME
- SPACIOUS LOUNGE WITH WORK FROM HOME AREA
- 3 BEDROOMS AND FAMILY BATHROOM
- PERFECT FOR YOUNG FAMILIES
- EARLY RESERVATION HIGHLY RECOMMENDED



\*\*\* NOW RELEASED FOR SALE \*\*\*

**INTRODUCING THE SEVERN** - This modern, contemporary 3-bedroom semi-detached house is the perfect home for small families.

Forming part of a vibrant development of 2, 3 and 4 bedroom homes in this popular location.

Featuring high energy efficiency including PV panels, gas central heating, double glazing and a excellent contemporary specification including beautifully fitted kitchens with appliances and bathrooms with shower

Early reservation highly recommended.

## Property details

### DESCRIPTION

This modern, contemporary 3-bedroom semi-detached house is the perfect home for small families.

Enter the large living area which includes a clever working-from-home zone. The kitchen/dining area comes with integrated Zanussi dishwasher, fridge/freezer and a double oven. The dining area is large enough to allow for dining room furniture. The kitchen includes a rear entrance door, leading to the turfed rear garden.

As you make your way to the first floor, you'll find a principal bathroom with fitted wardrobes. Bedroom 2 is large enough for a double or single bedroom, whilst bedroom 3 is suitable for a single bedroom, or even an additional office space or nursery. The first floor is completed by a family bathroom with bath/shower fixture and additional storage with the linen closet.

The Severn includes parking at the front of the home.

All Cornovii Homes come with a 10-year LHBC Home Warranty as standard.

### LOCATION

The Frith occupies an enviable position in this popular location ideally placed for a range of local amenities with Supermarket, Stores, Post Office and a number of reputable schools, including Belvidere School, Crowmoor Primary School and Severndale Specialist Academy. With community and recreation in mind, the development is located by Monkmoor Recreation Ground, Dark Lane Park and Castlewalk Playground and has a strong Parish Council community.

A pleasant riverside stroll into town, Shrewsbury boasts a wide range of independent and chain restaurants, bars and retailers, as well as being home to the UK's longest row of uninterrupted independent shops at Wyle Cop.

There is a regular bus service to the Town Centre and ease of access to the A5/M54 motorway network.

### RECEPTION HALL

**LOUNGE** 16'2" x 11'9" (4.93 x 3.59) having window overlooking the front, useful under stairs storage cupboard, media points, radiator.

**KITCHEN/DINING ROOM** 17'5" x 9'2" (5.31 x 2.80) featuring two windows overlooking the rear garden, ample space for Dining table. The Kitchen will be fitted with contemporary units with a range of integrated appliances. Radiator.

### CLOAKROOM

With WC and wash hand basin, complementary tiled surrounds, radiator.

### FIRST FLOOR LANDING

From the Reception Hall, staircase leads to First Floor Landing with access to roof space. Airing Cupboard.

**BEDROOM 1** 11'6" x 10'5" (3.52 x 3.19) with window overlooking the rear, built in wardrobe, radiator.

**BEDROOM 2** 11'3" x 7'10" (3.45 x 2.39) with window to the front, radiator.

**BEDROOM 3** 9'2" x 7'0" (2.80 x 2.15) again with window to the front, radiator.

**BATHROOM** 6'6" x 6'6" (2.00 x 2.00) Which will be fitted with contemporary suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC suite. Complementary tiled surrounds, heated towel rail/radiator, window to the front.

### OUTSIDE

The Gardens will be laid to lawn with sun terrace and enclosed with wooden fencing.

### NOTES

Please note - the images and CGI's used are for illustration purposes only. For specification and finishes please speak to the sales advisor.

### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

### GENERAL INFORMATION

#### FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

#### 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.

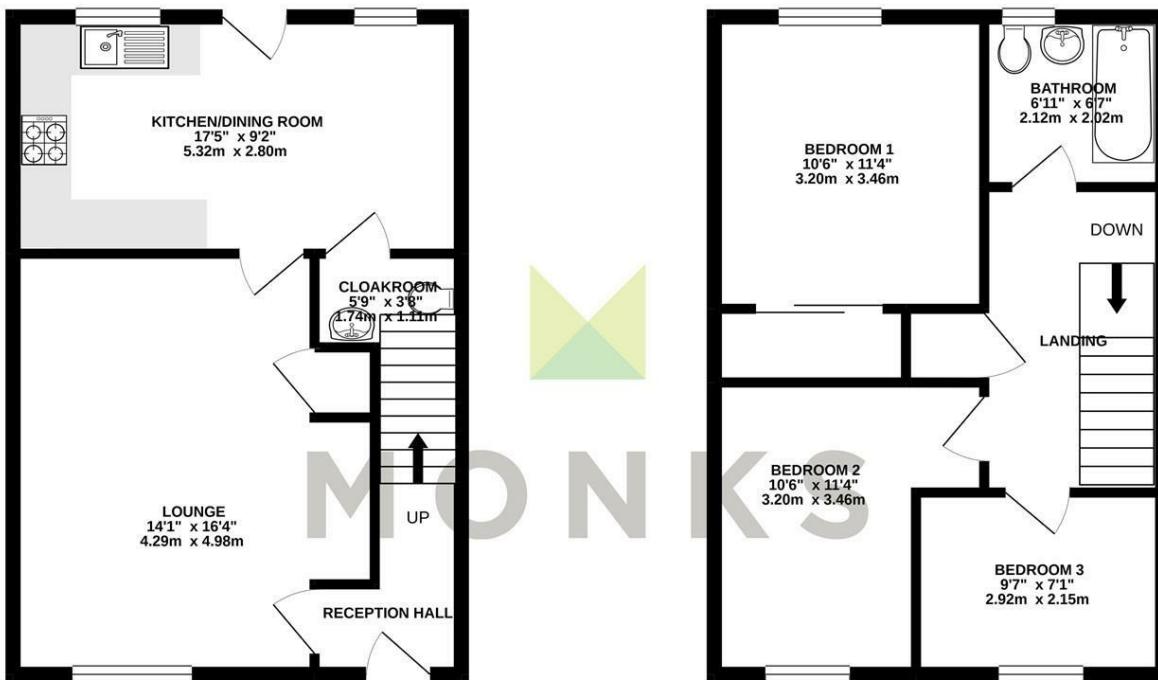
**Plot 3, The Frith Frith Close, Shrewsbury, SY2 5XW.**

**3 Bedroom House - Semi-Detached**

**Asking Price £225,000**

GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021



## Judy Bourne

Director at Monks  
judy@monks.co.uk

## Get in touch

Call. 01743 361422  
Email. sales.shrewsbury@monks.co.uk  
Click. [www.monks.co.uk](http://www.monks.co.uk)

## Shrewsbury office

10a Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

## 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.