



Helping *you* move



8 Monet Close, Shawburch

This spacious Detached House offers Two Reception Rooms, Five Bedrooms and an integral Garage. Conveniently located for the neighbourhood amenities and St Peters Primary School. Offered with no upward chain.

Offers in the Region of

£335,000

8 Monet Close, Shawburch, Telford, TF5 0PP.

Overview

- Detached House
- Well maintained throughout
- Breakfast Kitchen, Utility Room
- Lounge, Dining Room
- Ground floor Cloaks, Bathroom
- Master Bedroom with En-Suite
- Four further Bedrooms
- Garage, Gardens
- Gas CH, Double Glazing
- Council Tax D. EPC D
- No Upward Chain



Location

Situated amongst similar style properties on a popular residential estate being convenient for St Peters Primary School; a GP Surgery, Pharmacy and convenience store are also located within walking distance of the property. The Market Town of Wellington is approximately two miles distant and provides a range of local shops, traditional market, Supermarket, Library and Leisure centre, Bus and Railway Stations.

Brief Description

Offered for sale with no upward chain, this Detached House offers well maintained accommodation throughout. Entering into the Hall with stairs to the first floor and under stairs storage cupboard; cloakroom with two piece suite. The Lounge overlooks the front garden through a walk-in bay window, attractive fire surround with inset gas fire and double doors opening into the Dining Room with sliding patio doors to the rear garden and return door to Hall. The Breakfast Kitchen overlooks the rear and has a range of drawers, base and wall mounted units with complementary working surfaces, integrated double oven, gas hob and extractor over; provision and space for three appliances. A door leads into the Utility Room with cupboard, provision for appliances and door to the rear garden.



Stairs ascend to the first floor Landing with access to loft space. The Master Bedroom overlooks the front garden through a walk-in bay window, built-in wardrobes with sliding mirror doors and door into the En-suite with three piece coloured suite. There are four further Bedrooms, one of which is currently used as a Study. The Bathroom has a three piece coloured suite with corner bath.

Externally, the property is approached over a tarmacadam driveway with block paviour pathway and red gravel fore garden. Access to the side leads into the rear garden which has a paved patio area, neatly maintained lawned garden with established shrub borders surrounding and useful hardstanding area to the side, ideal for a shed and greenhouse.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax D.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Shawburch roundabout take the exit onto Shawburch Road, proceed straight over the next roundabout and then turn right, turn left onto Crowdale Road and take the first left into Gainsborough Avenue. At the T junction turn left into Rembrandt Drive and then right into Monet Close - at the top of the road turn right and the property will be the third one along on the right hand side.

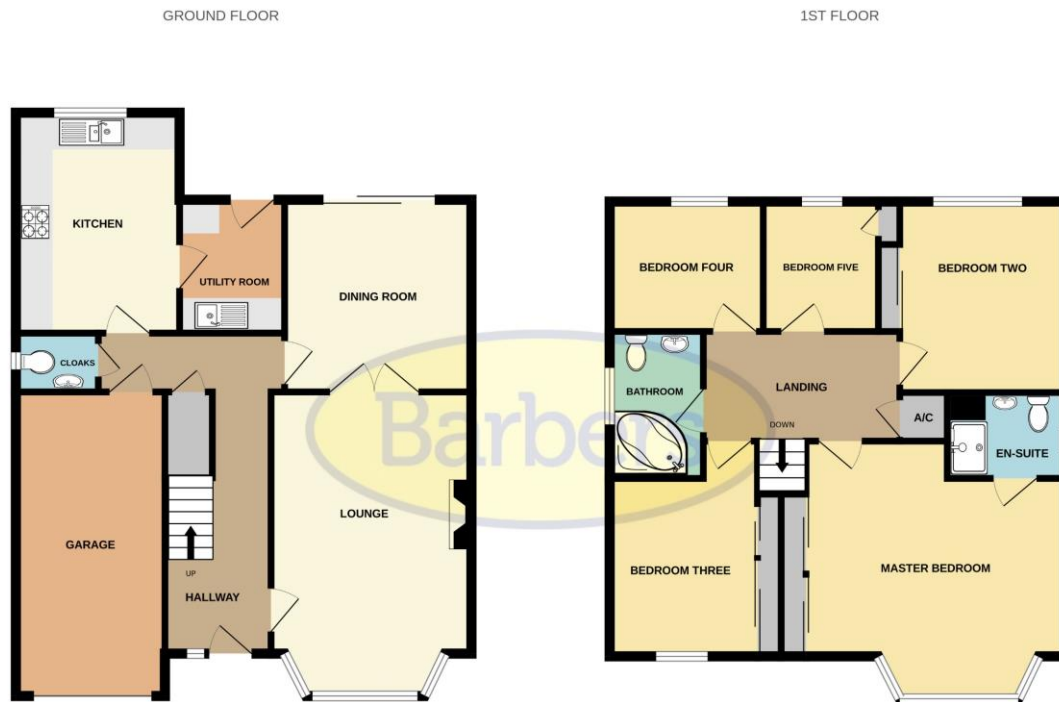
METHOD OF SALE

For Sale by Private Treaty.

WE32495.230123

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



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All measurements quoted are approximate:

CLOAKROOM 4' 6" x 3' 1" (1.37m x 0.94m)

LOUNGE 15' 1" x 11' 7" (4.6m x 3.53m)

DINING ROOM 11' 2" x 10' 9" (3.4m x 3.28m)

BREAKFAST KITCHEN 13' 9" x 9' 6" (4.19m x 2.9m)

UTILITY ROOM 7' 6" x 5' 4" (2.29m x 1.63m)

BEDROOM ONE 13' 8" x 13' 0" (4.17m x 3.96m) max.

EN-SUITE 6' 8" x 5' 1" (2.03m x 1.55m)

BEDROOM TWO 10' 8" x 10' 3" (3.25m x 3.12m)

BEDROOM THREE 9' 1" x 8' 9" (2.77m x 2.67m)

BEDROOM FOUR 8' 9" x 7' 5" (2.67m x 2.26m)

BEDROOM FIVE 7' 6" x 7' 5" (2.29m x 2.26m)

BATHROOM 8' 3" x 5' 4" (2.51m x 1.63m)

GARAGE 18' 0" x 8' 8" (5.49m x 2.64m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		
EU Directive 2002/91/EC		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk

Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.