



# MONKS

## 4, St. Thomas Close Hanwood Shrewsbury

£795 PCM



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

**A unique opportunity to rent this recently built 3 bedroom house, which offers a modern open-plan kitchen/ dining room and separate living room. The property benefits from a utility room and downstairs cloakroom. The first floor comprises of the master bedroom with ensuite, and two further bedrooms and a family bathroom, Located in this exclusive development on the edge of popular Village of Hanwood. Viewing highly recommended to fully appreciate the space and high specification features this home offers.**

## **The location**

## **The features**

- A Brand new home situated on this exclusive development
- High specification finish
- Fitted kitchen with appliances
- Spacious and light living room
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Utility and downstairs WC
- Enclosed rear garden
- Two allocated parking spaces





## Judy Bourne

**Director at Monks**

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## Get in touch

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**Click.** www.monks.co.uk

### Shrewsbury office

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Shropshire, SY1 1HL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.