

# Column House Gardens Preston Street Shrewsbury SY2 5GY



## 4 Bedroom House

Offers In The Region Of £499,950

### The features

- IMPRESSIVE 4 BEDROOM 3 STOREY TOWN HOUSE
- SPACIOUS AND VERSATILE ACCOMMODATION
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN WITH APPLIANCES
- GUEST BEDROOM WITH EN SUITE
- LOVELY COURTYARD STYLE GARDEN. VIEWING ESSENTIAL.
- EXCLUSIVE GATED COURTYARD LOCATION
- RECEPTION HALL, CLOAKROOM AND GOOD SIZED LOUNGE
- LARGE PRINCIPAL BEDROOM WITH EN SUITE
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM



### \*\*\* 4 BEDROOM TOWN HOUSE - SECURE GATED COURTYARD \*\*\*

An excellent opportunity to purchase this immaculately presented Town House which offers deceptively spacious and versatile accommodation over 3 floors - perfect for a growing family, those who love to entertain and those who are downsizing and require space.

Occupying an enviable location, tucked away in a gated courtyard, on the edge of the Town, being a short stroll from local amenities including supermarket, general stores, restaurant/public house and doctors. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely Lounge, impressive open plan Living/Dining/Kitchen with range of appliances, Principal Bedroom with en suite, Guest Bedroom with en suite, 2 further Bedrooms and family Bathroom.

The property has the added benefit of gas central heating with underfloor heating throughout the ground floor, double glazing, driveway with parking and ample communal parking along with a lovely courtyard style garden which has been landscaped with ease of maintenance in mind.

Viewing highly recommended.

## Property details

### LOCATION

#### RECEPTION HALL

Covered entrance with stone pillars with door opening to Reception Hall.

#### CLOAKROOM

with suite comprising WC and wash hand basin set into vanity with storage beneath, tiled floor.

#### FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

The perfect hub of the home and ideal for those who love to entertain.

The Kitchen is comprehensively fitted with range of white high gloss fronted units incorporating undermount sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with granite work surfaces over and having inset halogen hob with cutlery and pan drawers beneath and extractor hood over, eye level oven, grill, microwave, and warming drawers with cupboards above and below, integrated dishwasher. Attractive tiled surrounds and matching range of eye level wall units, space for fridge/freezer and window to the front. Recessed ceiling lights, tiled floor and peninsular breakfast bar divide with seating recess.

Dining Area with ample space for family dining table. Useful under stairs deep storage cupboard.

Good sized lounge with media point. Engineered oak flooring throughout. Feature bi-fold doors opening to

#### LOUNGE

with double opening French doors leading onto the garden, continuation of engineered oak flooring.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing

#### GUEST BEDROOM

A generous double room with sash style window to the front, media point, radiator. Built in double wardrobe with hanging rail and shelving.

#### EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer unit with drench head, wash hand basin and WC set into concealed vanity with storage. Complementary fully tiled walls and flooring, window to the side, heated towel rail.

#### BEDROOM 2

Another double room with sash style window to the rear, radiator.

#### BEDROOM 3

again with sash style window to the rear, radiator.

#### FAMILY BATHROOM

with suite comprising panelled bath with shower unit over with drench head, wash hand basin and WC. Complementary tiled walls and flooring, large fitted wall mirror, recessed ceiling lights, heated towel rail and window to the front.

#### SECOND FLOOR LANDING

Staircase continues to the Second Floor and off which lead

#### PRINCIPAL BEDROOM

A very generous sized room with window to the front, fitted wardrobes and storage, radiator.

#### EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer unit and drench head, wash hand basin and WC set into concealed vanity with storage, complementary tiled surrounds, heated towel rail and window to the side.

#### OUTSIDE

The property occupies an enviable position in this exclusive gated courtyard development of just 10 homes. The Front Garden is laid to lawn, side pedestrian access leads around to the lovely Rear Garden which has been landscaped for ease of maintenance with large paved sun terrace with raised beds which are well stocked with flower and shrub beds along with inset specimen trees. Enclosed with wooden fencing and offering a good level of privacy.

#### 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 mains electricity, water and waste are connected and mains gas.

##### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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](https://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.

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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



**Approximate total area<sup>m</sup>**  
1843 ft<sup>2</sup>  
171.3 m<sup>2</sup>

**Reduced headroom**  
153 ft<sup>2</sup>  
14.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE360



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**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 |                         |           |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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