12 Wilfred Owen Close
Shrewsbury
SY2 5BY

MONKS

4 Bedroom House - Townhouse
Offers In The Region Of £335,000

The features

- EXCELLENT 4 BEDROOM TOWN HOUSE
- ENVIABLE LOCATION, WALKING DISTANCE OF THE TOWN
- RECEPTION HALL WITH CLOAKROOM, LOUNGE/DINING ROOM, CONSERVATORY
- ATTRACTIVE RE-FITTED KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY WITH PARKING AND GARAGE
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN, VIEWING RECOMMENDED.
- EPC RATING C

***** IMPRESSIVE 4 BEDROOM TOWN HOUSE WITH GARAGE *****

An excellent opportunity to purchase this well maintained, 4 bedroom Town House which offers versatile living over 3 floors and is perfect for today's modern buyer - growing family, work from home and those looking for edge of the Town Centre living.

Being located on the edge of this popular development of homes being a short stroll from the cafe culture of Abbey Foregate, supermarkets, churches, Shrewsbury Quarry and the amenities of the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge/Dining Room, Kitchen/Breakfast Room, Conservatory, Principal Bedroom with en suite Shower Room, 3 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Offered for sale with no upward chain viewing is highly recommended.

Property details

LOCATION
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RECEPTION HALL
Composite door opening to Reception Hall with tiled floor, understairs recess, radiator.

CLOAKROOM
with WC and wash hand basin, radiator.

LOUNGE/DINING ROOM
A well proportioned room with media point, radiator, wooden floor covering. Double opening French doors to

CONSERVATORY
with tiled floor, aspect over the garden and French doors to the sun terrace.

KITCHEN/BREAKFAST ROOM
Attractively re-fitted with range of soft grey high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with wooden worksurfaces over and having integrated dishwasher, inset 4 ring hob with extractor over and pan drawers beneath, eye level oven and grill with cupboards above and below, tiled splash and complementary range of eye level wall units. Space for fridge/freezer and breakfast table, radiator, window to the front.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the First Floor Landing off which lead

BEDROOM 2
A generous double room which has been fitted with an excellent range of wardrobes, window overlooking the rear, radiator.

BEDROOM 3
with window to the front, radiator.

BATHROOM
with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Tiled surrounds, radiator.

SECOND FLOOR LANDING
Staircase continues to the Second Floor Landing with window to the side, Linen Cupboard.

PRINCIPAL BEDROOM
Another generous sized room with window overlooking the rear, excellent range of fitted wardrobes, radiator.

EN SUITE SHOWER ROOM
with suite comprising large shower cubicle with direct mixer unit, wash hand basin and WC. Tiled surrounds, radiator.

BEDROOM 4
A good sized room with window to the front with views over Shrewsbury, radiator.

OUTSIDE
The property is approached over driveway with parking and leading to the Garage with up and over door. The Front Garden is laid for ease of maintenance to gravelled forecourt with shrub beds. Side pedestrian access leads to the Rear Garden which has a paved sun terrace, lawn with flower and shrub beds and enclosed with wooden fencing.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We have been advised there is a service charge of £120.06 for 2026 for the maintenance of communal spaces. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band C - 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 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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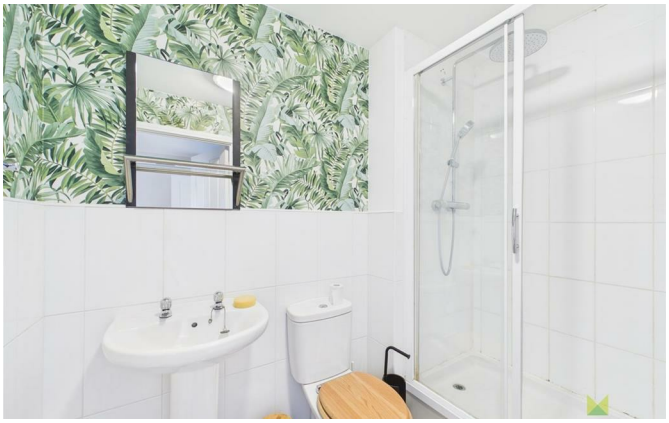

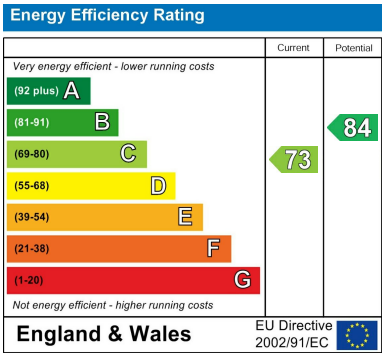

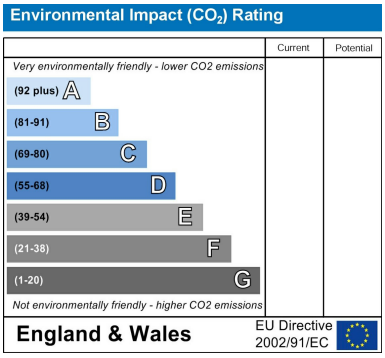

Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
Click. www.monks.co.uk

Shrewsbury office
10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.