



Roger
Parry
& Partners

Montrose Drury Lane, Montford Bridge, Shrewsbury, SY4 1DT



**Montrose Drury Lane, Montford Bridge, Shrewsbury, SY4 1DT
Offers In The Region Of £325,000**

This three bedroom link-detached family home offers spacious and well-balanced accommodation throughout, presenting an excellent opportunity for a buyer to modernise and create a home tailored to their own taste and style. The accommodation briefly comprises an entrance hall, downstairs cloakroom, a living/dining room with feature fireplace, kitchen, three generously sized bedrooms, and a shower room. A particular highlight of the property is the attractive countryside views, providing a scenic setting. Externally, the property benefits from both front and rear gardens, a single garage, and a driveway offering ample off road parking.



Situated near the end of a residential country lane, this charming three bedroom detached family home is only 3 miles from the historic market town of Shrewsbury and a short drive to the A5 bypass, giving easy access to the major motorway corridors serving Birmingham, Manchester and London. Occupied by the same family since its construction in 1966, there is no upward chain.

Entrance Hallway

With radiator and door to:

Downstairs Cloakroom

Fitted with low level flush wc and wash hand basin with tiled surround.

Open plan Living/ Diner

Fitted carpets, with the focal point being a feature fireplace set within a brick surround and tiled hearth. The dining area is enhanced by a decorative ceiling rose and benefits from double French doors opening out onto the rear garden.

Kitchen

Fitted with contemporary shaker style units and complementary worktops, incorporating a stainless steel single drainer sink unit with mixer tap. There is a Zanussi oven with electric hob and extractor hood over, along with space for a washing machine and fridge/freezer. A door leads to a useful pantry. Door to:

Enclosed Passageway

Providing access to the front and rear of the property.

From entrance hall, stairs rise to first floor landing.

Bedroom

With fitted carpets and fitted wardrobe.

Bedroom

With fitted carpets and fitted wardrobe.

Bedroom

With fitted carpets and access to storage cupboard.

Shower Room

Fitted with a modern white suite comprising a shower cubicle with sliding doors and fitted shower unit, low level flush WC, and wash hand basin, complemented by part-tiled walls.

Outside

The spacious driveway, beside a neatly maintained front garden offers parking for several vehicles and provides access to a single garage. At the rear is a beautifully kept mature garden laid to lawn with floral and shrubbery borders enclosed by mature hedging and wooden fencing. A summerhouse and a brick building. There is a separate outhouse housing the oil central heating boiler which requires updating.

Garage

Double doors to front workshop area.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water services are connected. There are private drainage arrangements (septic tank) and oil central heating. We understand the Broadband Download Speed is: Basic 17 Mbps & Superfast 56 Mbps. Mobile Service: Good outdoor and in home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: E

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.