



# MONKS

## 279D Monkmoor Road Shrewsbury SY2 5SS

2 bedroom House - Mid Terrace property  
Offers in the region of £229,950









\*\*\* IMPRESSIVE, BRAND NEW HOME! \*\*\*

An opportunity to purchase this impressive, 2 double bedroom home finished to a high specification by reputable local developer, MW Knight and Sons.

Occupying an enviable position on this small development of just 7 homes, ideally placed for commuters with ease of access to the A5/M54 motorway network and Town Centre.

The accommodation briefly comprises, Reception Hall with Cloakroom and excellent storage, good sized Sitting Room with French doors onto the garden, contemporary Kitchen/Dining Room with integrated appliances, 2 double Bedrooms and Bathroom.

The property has the benefit of high energy insulation, 10 year structural guarantee, gas central heating, driveway with parking and enclosed rear garden.

Early viewing highly recommended.

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Shrewsbury  
SY2 5SS







## LOCATION

The property occupies an enviable position in this popular and sought after location, ideally placed for walkers with lovely rural and riverside walks on hand and commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, restaurants/public houses along with a short stroll to the bus stop with a regular service to the Town Centre.

## RECEPTION HALL

Composite door opening to Reception Hall with radiator. Tiled floor. Excellent range of built in storage including double cloaks cupboard and useful deep under stairs storage.

## CLOAKROOM

With suite comprising WC and wash hand basin, tiled floor, radiator.

## LIVING ROOM

A generous sized room with double opening French doors to the rear garden, two media points, radiator.

## KITCHEN/DINING ROOM

A lovely light room with window to the front. Attractively fitted with a range of contemporary units from Wren Kitchens which have a 20 year guarantee, incorporating single drainer sink, 4 ring induction hob, extractor hood, oven and grill beneath. Integrated fridge freezer and space for washing machine. Tiled flooring throughout, radiator.

## FIRST FLOOR LANDING

Leading from the Reception Hall staircase to First Floor Landing. Cupboard housing gas central heating boiler.

## BEDROOM 1

A generous double room with window overlooking the rear, built in double wardrobes, radiator.

## BEDROOM 2

Having window overlooking the front, another generous double room with built in double wardrobe, radiator.

## BATHROOM

With suite comprising panelled bath with direct mixer shower, wash hand basin with illuminated LED mirror over and WC.

## OUTSIDE

The property is approached over a driveway with parking for two cars. The enclosed rear garden has a paved terrace and lawn enclosed with timber fencing.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that all main services are connected.

### COUNCIL TAX BANDING

As this is a new build property the Council has not yet set the banding.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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](http://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.



**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 1HL

**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) <b>A</b>		
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<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.