



MONKS

14 Monkmoor Avenue Shrewsbury SY2 5DZ

3 bedroom House - Semi-
Detached property
Offers in the region of £400,000







*** STUNNING HOME - GREATLY IMPROVED AND EXTENDED ***

An excellent opportunity to purchase this immaculately presented, stylish 3 bedroom semi-detached home which has been greatly enhanced and extended to provide impressive accommodation - perfect for today's modern lifestyle of a growing family and those who love to entertain.

The property occupies an enviable position in this sought-after location on the edge of the town, is a pleasant riverside stroll from the centre and amenities whilst, for commuters, it has ease of access to the A5/M54 motorway network.

The accommodation, having undergone complete modernisation must be viewed to be fully appreciated, comprises reception hall, lounge with feature log burner, fabulous open plan living/dining room which is flooded with natural light with a well-fitted kitchen. Nearby there is a utility room, shower room, whilst upstairs there are 3 generous bedrooms and a well-appointed family bathroom. All carpets have been recently installed.

The property has the benefit of gas central heating with new radiators, double glazing, driveway with parking and established front and rear gardens, including a shed. The property, with its 1930s character and charm, has an EPC rating of C.

Viewing essential

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Shrewsbury
SY2 5DZ





LOCATION

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ENTRANCE HALL

Sealed unit double-glazed doors to entrance porch and attractive original stripped wooden entrance door to inviting reception hall with bamboo floor covering and useful under stairs storage cupboard.

LOUNGE

An elegant, light room with bay window to the front with fitted shutter blinds and built-in window seat containing storage. Chimney breast housing cast iron log burner set onto hearth and having media point above and alcoves to either side with storage cupboards along with display shelving.

IMPRESSIVE OPEN PLAN DINING/KITCHEN

This fabulous room offers the perfect space for family living or those who love to entertain, flooded with natural light with windows, roof lights and bi-fold doors and being zoned to create versatile space. Bamboo flooring throughout.

The seated area features a chimney breast with exposed original bricks and storage cupboard and shelves to the side. The dining area benefits from bi-fold doors opening onto the rear garden, giving great access for outdoor dining. There is a peninsular divide with breakfast overhang seating area.

The beautifully fitted kitchen has been finished with a stylish range of soft-grey fronted shaker style units incorporating undermounted sink with mixer taps and quartz worktop. There are a range of cupboards and drawers along with an integrated dishwasher and fridge freezer. It has a five-ring induction hob with external extractor above and feature letter box style window, single oven (with steam feature) and single combination-oven.

UTILITY ROOM

A practical, quarry-tiled room with sink set into base cupboard with work surface extending to either side and having space beneath for washing machine and tumble dryer. A wall mounted gas boiler serves as hot water and central heating. Window to the side.

SHOWER ROOM

An elegant suite comprising a shower cubicle with electric unit, wash hand basin set into vanity with storage beneath. WC and heated towel rail.

FIRST FLOOR LANDING

A staircase with newly installed spindles and handrail leads to the first floor landing with large window to the side and access to roof space.

BEDROOM 1

A generous sized double room having window to the rear, excellent range of fitted wardrobes with hanging rail and shelving.

BEDROOM 2

Another generous sized double room having window to the front.

BEDROOM 3

This currently serves as an office, with bamboo flooring.

BATHROOM

A well-appointed room, attractively re-fitted with suite comprising panelled bath with direct mixer shower unit, twin bowl vanity unit with additional storage to the side, heated towel rail, window to the rear.

OUTSIDE

The property is approached over a driveway with parking for several cars and a large shed at the end. The front is laid with shrubs and enclosed with brick walling.

Side access leads to the rear garden which has paved slabs, lawn and borders with established shrubs and trees.



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 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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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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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.
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