

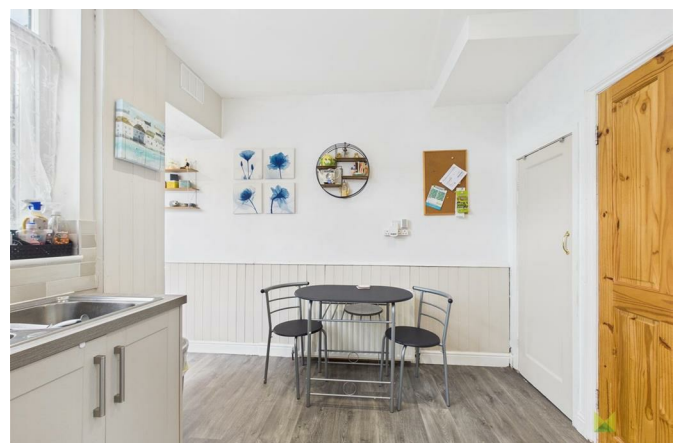
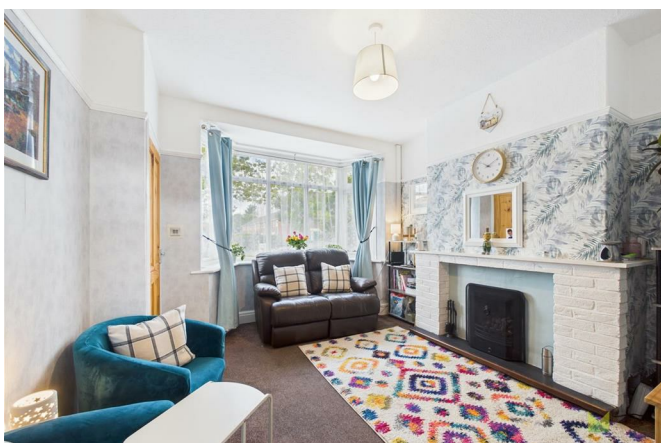
36 Kendal Road Shrewsbury SY1 4ER



2 Bedroom House - Terraced
Offers In The Region Of £210,000

The features

- MUCH IMPROVED 2 BEDROOM HOME
- LOUNGE, RE-FITTED KITCHEN/BREAKFAST ROOM
- 2 GENEROUS BEDROOMS AND BATHROOM
- GOOD SIZED REAR GARDEN WITH LARGE SUN TERRACE
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION CLOSE TO AMENITIES
- UTILITY SECTION
- DRIVEWAY WITH PARKING
- IDEAL FOR FIRST TIME BUYER



***** IMMACULATE AND IMPROVED 2 BEDROOM HOME *****

An excellent opportunity to purchase this much improved 2 bedroom home - perfect for a first time buyer.

Occupying an enviable position in this popular location with an excellent range of amenities on hand, regular bus service to the Town Centre for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception, Lounge, attractive re-fitted Kitchen/Breakfast Room with Utility section off, 2 generous Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with off road parking and excellent sized rear garden which large sandstone paved sun terrace.

Viewing highly recommended

Property details

LOCATION

Occupying a pleasant position in this popular location which boasts excellent amenities including shops, schools, supermarkets, doctors, recreational facilities and riverside walks. For commuters there is ease of access to the A5/M54 motorway network.

ENTRANCE

Entrance door opens to Reception area with radiator.

LOUNGE

with bay window overlooking the front, media point, radiator.

KITCHEN/DINING ROOM

Attractively fitted with range of contemporary units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and pull out storage to either side. Tiled surrounds and range of eye level wall units, useful walk in pantry cupboard. Radiator, window overlooking the garden and opening to

UTILITY

with space for appliance and door leading to the garden.

FIRST FLOOR LANDING

From the entrance staircase leads to the First Floor Landing with access to roof space.

BEDROOM 1

with bay window to the front, radiator.

BEDROOM 2

with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over driveway with parking.

The Rear Garden is attractively finished with large Indian sandstone paved sun terrace, ideal for dining alfresco, garden area laid to lawn with flower and shrub beds and enclosed with wooden fencing.

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 B - 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

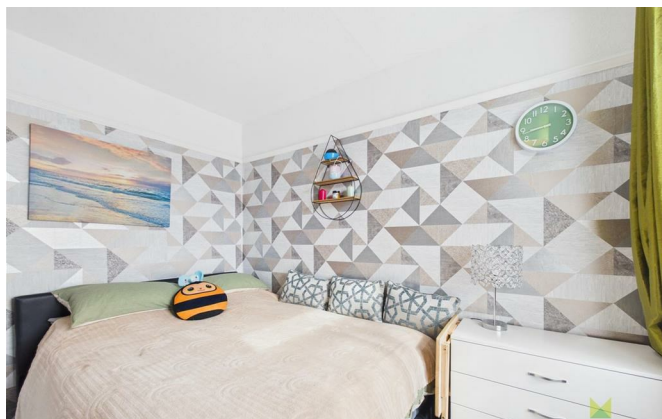
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

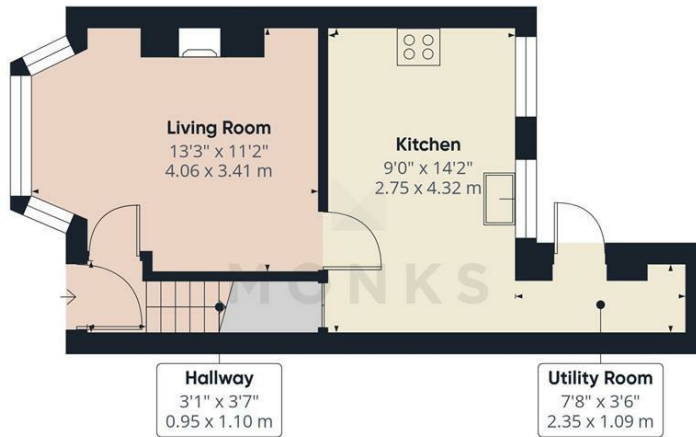
NEED TO CONTACT US

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

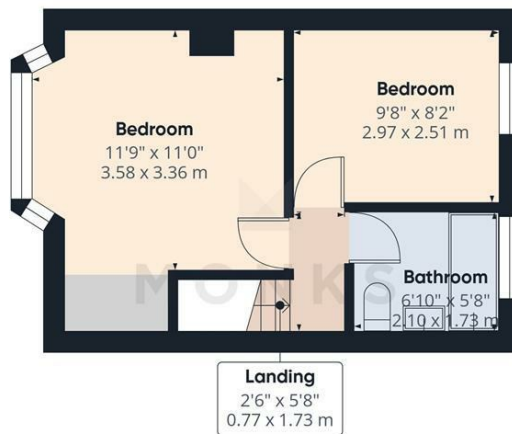
36 Kendal Road, Shrewsbury, SY1 4ER.

2 Bedroom House - Terraced
Offers In The Region Of £210,000





Floor 0



Floor 1



Approximate total area⁽¹⁾
600 ft²
55.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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

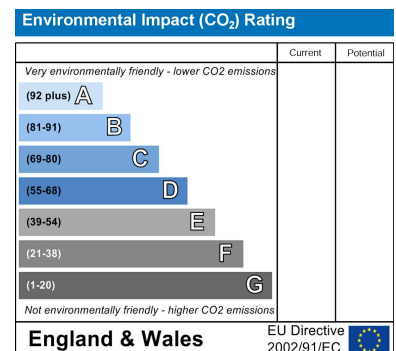
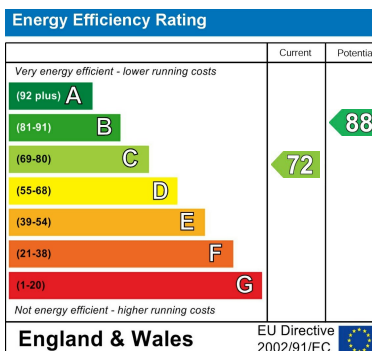
Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.