

20 Moreton Crescent Shrewsbury SY3 7BZ



4 Bedroom House - Terraced
Offers In The Region Of £349,000

The features

- CHARMING 4 BEDROOM PERIOD TOWN HOUSE
- SPACIOUS AND VERSATILE ACCOMMODATION OVER 3 FLOORS
- ATTRACTIVE RE-FITTED KITCHEN WITH APPLIANCES
- WELL APPOINTED 4 PIECE BATHROOM
- VIEWING ESSENTIAL.
- MUCH SOUGHT AFTER LOCATION CLOSE TO AMENITIES
- RECEPTION HALL, LOUNGE, DINING ROOM, CELLAR
- 4 GENEROUS DOUBLE BEDROOMS, CLOAKROOM
- GOOD SIZED COURTYARD STYLE GARDEN
- EPC RATING E



*** MUCH IMPROVED CHARMING PERIOD TOWN HOUSE ***

An excellent opportunity to purchase this beautifully presented, 4 bedroom period Town House which has been greatly improved and provides modern living, blended with the original features. Occupying an enviable position in this much sought after conservation area being a short stroll from the vibrant neighbouring community of Coleham with excellent facilities including school, cafe

Property details

LOCATION
Occupying an enviable position in this much sought after conservation area being a short stroll from the vibrant neighbouring community of Coleham with excellent facilities including school, cafe culture, restaurant/public houses, independent stores and riverside walks through to the Town Centre.

RECEPTION HALL

LOUNGE
A charming room having walk in bay window to the front with fitted plantation style shutter blinds. Period cast iron fireplace with tiled inset and housing living flame gas fire on marble hearth, deep moulded ceiling cornice, contemporary wall mounted column radiator.

DINING ROOM
A lovely room having glazed French door leading onto the garden. Chimney breast with recess with storage cupboards to the side, wooden effect flooring, contemporary column radiator. Door to the

CELLAR
A useful storage space with power and lighting.

KITCHEN
Attractively fitted with range of French Navy shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with wooden work surfaces over and having integrated dishwasher and washing machine and space for fridge/freezer. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching eye level wall units. Attractive LVT floor covering, window to the side and velux roof light.

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

BEDROOM/SITTING ROOM
A light and spacious versatile room having two sash windows overlooking the front, chimney breast with alcoves to either side, deep moulded ceiling cornice, radiator.

BEDROOM 3
A generous double room with window to the rear, chimney breast with period style grate, deep moulded ceiling cornice, radiator.

CLOAKROOM
with suite comprising WC and wash hand basin, tiled surrounds, radiator.

Get in touch

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Four words that define who, and what we are:
HOME – Honest, Original, Motivated, Empathetic

SECOND FLOOR LANDING
From the Landing staircase continues to the Second Floor with access to roof space.

BEDROOM 2
Another generous double room with window to the rear, radiator.

PRINCIPAL BEDROOM
A generous sized room naturally well lit by two sash windows overlooking the front, period grate, radiator.

WELL APPOINTED BATHROOM
Attractively fitted with suite comprising free standing roll top bath with mixer tap/shower attachment, walk in tiled shower cubicle with direct mixer shower unit with drench head, wash hand basin and high flush WC. Complementary tiled surrounds and flooring, heated towel rail/radiator, window to the rear.

OUTSIDE
The front is approached over pathway with small forecourt garden area to the front and screened with brick walling.

Lovely courtyard style garden to the rear which is gravelled and paved for ease of maintenance and being South/West facing captures the afternoon and early evening sun, ideal for entertaining. Offering a good level of privacy and being 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

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.

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		
	54	75
England & Wales		
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		
(39-54) E		
(21-38) F		
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