



MONKS

20 Moreton Crescent Shrewsbury SY3 7BZ

4 bedroom House - Terraced property
Offers in the region of £360,000







*** 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 culture, restaurant/public houses, independent stores and riverside walks through to the Town Centre.

The accommodation which truly must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge, Dining Room, Kitchen with oven and hob and adjacent Utility, 4 generous Bedrooms and well appointed Bathroom.

The property has the benefit of gas central heating, double glazing, cellar with power and lighting, lovely courtyard rear garden laid for ease of maintenance.

Viewing essential.

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Shrewsbury
SY3 7BZ





LOCATION

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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.

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 whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://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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Click. www.monks.co.uk

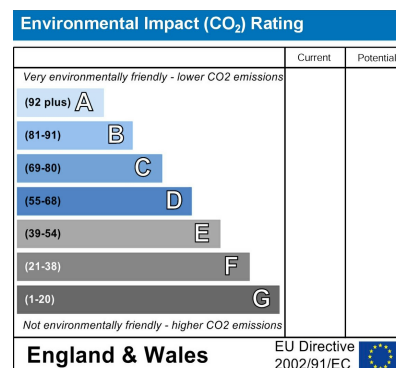
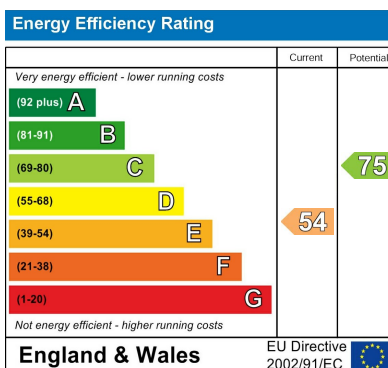
Shrewsbury office

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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



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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