



MONKS

110 Monkmoor Road Shrewsbury SY2 5BN

4 bedroom House - Detached property
Offers in the region of £380,000







*** IMPRESSIVE DETACHED HOME WITH GROUND FLOOR ANNEXE ***

An excellent opportunity to purchase this elegant, traditional detached home which has been extended to provide a ground floor Bedroom with en suite - perfect for today's modern lifestyle - a growing family, multi generational living and those who work from home.

Occupying an enviable position backing onto a Bowling Green and Park in this much sought after location, being a short stroll from a host of local amenities including shops, schools, doctors, recreational facilities, Abbey Foregate and the Town Centre along with riverside walks. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge with bay window, Dining Room, Kitchen/Breakfast Room, Utility Room, Ground Floor Bedroom with en suite Wet Room, 3 First Floor Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and space for Garage, attractive established gardens, bordered to the rear with a lovely open aspect.

Viewing highly recommended

110 Monkmoor Road
Shrewsbury
SY2 5BN





LOCATION

Occupying an enviable position backing onto parkland in this much sought after location, being a short stroll from a host of local amenities including shops, schools, doctors, recreational facilities, Abbey Foregate and the Town Centre along with riverside walks. For commuters there is ease of access to the A5/M54 motorway network.

RECEPTION HALL

LOUNGE

An elegant room with bay window to the front, wooden fire surround with ornamental fire, radiator.

DINING ROOM

with sliding patio doors leading onto the rear garden, radiator.

EXTENDED KITCHEN/BREAKFAST ROOM

Kitchen area

A lovely light room with range of units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and space for appliances, tiled surrounds, window and door to the garden.

Breakfast area with window to the rear, access to roof space, radiator.

UTILITY ROOM

with range of base units with worksurface over and space for washing machine, dishwasher and freezer, window to the side, gas central heating boiler. Radiator.

GROUND FLOOR BEDROOM

A great versatile room ideal for multi generational living or those who work from home, with window to the rear, recessed ceiling lights, radiator, built in double wardrobe.

EN SUITE WET ROOM

A well appointed room with large walk in shower with direct mixer unit, wash hand basin set into vanity with storage beneath and WC. Radiator and velux roof light.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side, access to roof space.

BEDROOM 1

A generous double room with window to the front, range of storage to the alcoves, radiator.

BEDROOM 2

Another double room with window to the rear, radiator.

BEDROOM 3

with window to the front, radiator.

SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC, complementary tiled surrounds, Airing and Linen cupboards, radiator. Window to the side.

OUTSIDE

The property is approached over driveway with parking and space for garage (subject to consent) and being enclosed with specimen trees and hedging. Side access leads to the Rear Garden which is delightfully well stocked with a range of flower, shrub and herbaceous beds with inset specimen trees, decked seating area and garden shed. The Rear is bordered by parkland with a lovely open aspect.

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 D - 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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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		

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.
- 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.