

# 32 Oak Street Shrewsbury SY3 7RQ



2 Bedroom House - Semi-Detached  
Asking Price £340,000

## The features

- CHARMING PERIOD SEMI DETACHED HOME
- MANY ORIGINAL PERIOD FEATURES
- DINING/SITTING ROOM WITH FEATURE LOG BURNER
- 2 GENEROUS DOUBLE BEDROOMS AND WELL APPOINTED BATHROOM
- VIEWING ESSENTIAL.
- TRULY ENVIABLE AND SOUGHT AFTER LOCATION
- RECEPTION HALL, LOUNGE WITH OPEN FIRE
- KITCHEN WITH UTILITY SECTION
- DELIGHTFUL, WELL STOCKED LARGE REAR GARDEN
- EPC RATING TBC



**\*\*\* WEALTH OF CHARM AND CHARACTER - LARGE REAR GARDEN \*\*\***

An excellent opportunity to purchase this charming period home which offers a wealth of original features - feature fireplaces, original stripped doors, tiled floors, sash windows and set in a large well stocked garden.

Occupying an enviable position in this much sought after location of Belle Vue, being a short stroll from local amenities and the vibrant Coleham community along with riverside walks to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge with open fire, Dining/Sitting Room with log burner, Kitchen with Utility section, 2 generous double Bedrooms and well appointed Bathroom.

The property has the benefit of gas central heating and delightful well stocked good sized rear garden.

Early viewing highly recommended.

## Property details

### LOCATION

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### RECEPTION HALL

Wooden entrance door with glazed light over opening to Reception Hall with original tiled floor, radiator.

### LOUNGE

with sash window to the front, chimney breast with period cast iron fireplace with open grate on tiled hearth, media point, radiator.

### DINING/SITTING ROOM

with sash window overlooking the rear garden. Chimney breast with brick reveals and tiled hearth housing cast iron log burner with storage cupboards to the one side and shelving the other. Quarry tiled floor, radiator.

### KITCHEN

Kitchen: Fitted with a range of oak-fronted units incorporating a single drainer sink set into a base cupboard. Further base units provide cupboards and drawers with solid oak work surfaces over, along with space for a range-style cooker with extractor hood above, attractive tiled surrounds, and complementary wall units.

Utility Area: Featuring a raised ceiling with roof light, space for appliances, and a quarry tiled floor throughout. There is also a useful understairs pantry cupboard and a door leading out to the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

### BEDROOM 1

A lovely light, generous double room with two sash windows to the front, range of wardrobes, period ornamental fireplace. Exposed boarded floor, radiator.

### BEDROOM 2

Another generous double room with sash window overlooking the rear garden, period ornamental fireplace, picture rail, radiator. Exposed boarded floor.

### BATHROOM

A well appointed room naturally well lit with window to the side and velux roof light. Attractively fitted with period style suite comprising roll top bath with mixer

taps/shower attachment, wash hand basin and WC. Complementary tiling, exposed boarded floor, radiator.

### OUTSIDE

The property is approached over brick paved pathway with forecourt area to the front with flower and shrub beds and enclosed with dwarf brick walling. Side pedestrian access with gate leads through to the excellent sized rear garden - being a true gardeners delight, completely stocked with an abundance of flower, shrub and herbaceous beds, vegetable and fruit sections, small pond and range of specimen trees. Feature aluminium greenhouse and Summer House/Studio.

### 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.

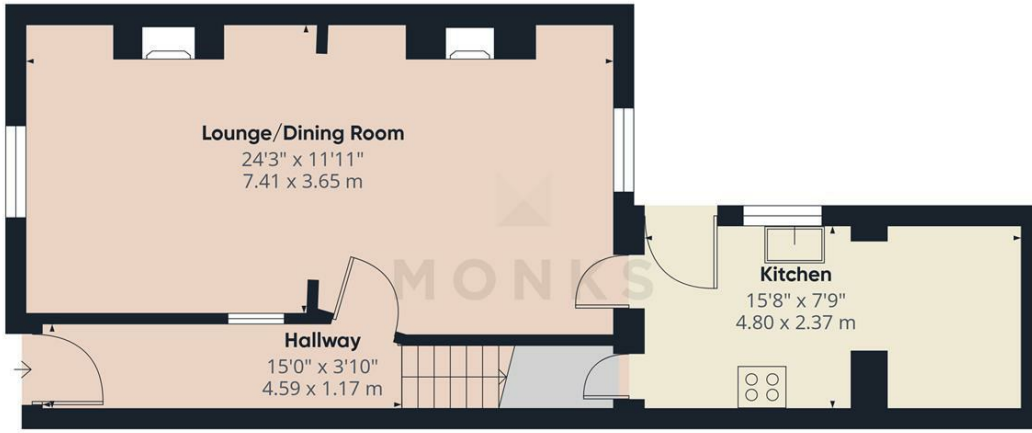
#### NEED TO CONTACT US

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

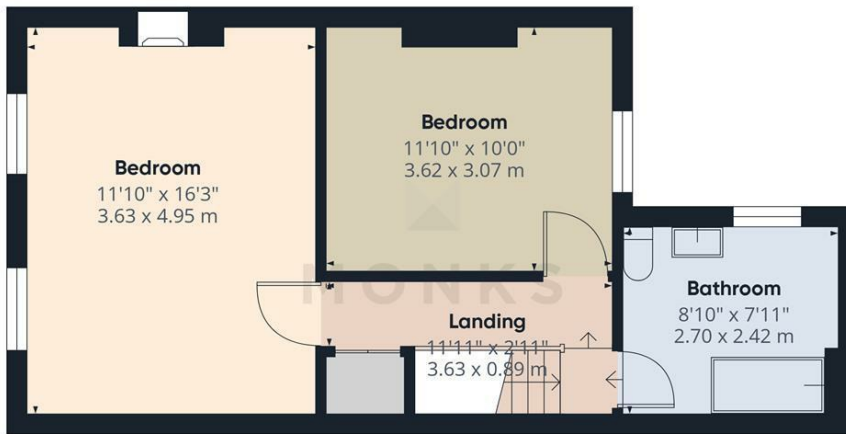
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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
918 ft<sup>2</sup>  
85.1 m<sup>2</sup>

(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

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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