



MONKS

65 Percy Street Shrewsbury SY1 2QG

2 bedroom House - End

Terrace property

Offers in the region of £289,000







*** BEAUTIFULLY PRESENTED PERIOD TOWN HOUSE ***

An excellent opportunity to purchase this immaculate 2 double bedroom, 2 bathroom period Town House which has been extended and enhanced by the current owners including a fabulous rear garden which has been landscaped for those who love to entertain outdoors in mind.

Occupying an enviable position in this much sought after Conservation area of the Town, being ideal for commuters with ease of access to the A5/M54 motorway network. There are good facilities on hand including primary school, supermarket, public houses, takeaways and a lovely riverside walk to the Town Centre and Railway Station.

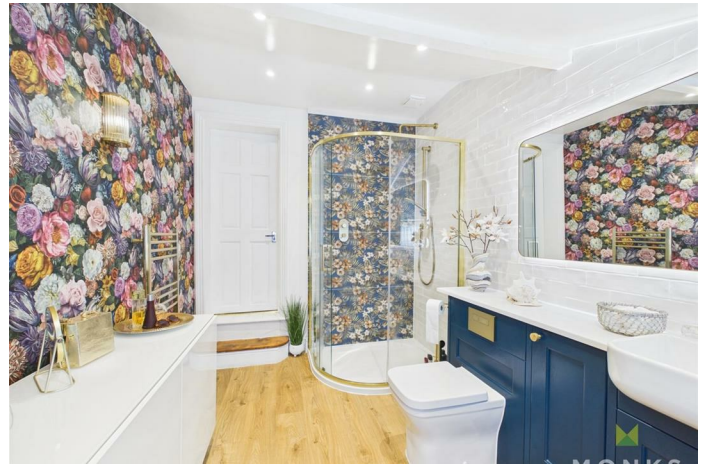
The accommodation briefly comprises Lounge with feature fireplace, lovely Dining/Sitting Room, handmade Kitchen, Principal Bedroom with newly fitted en suite Shower Room and Guest Bedroom with en suite Shower Room.

The property has the benefit of gas central heating, double glazing and the most wonderful established Rear Garden which has various seating and entertaining areas along with summerhouse.

Viewing Essential.

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LOCATION

LOUNGE

A lovely light room with bay window overlooking the front, feature fireplace with period style fireplace housing ornamental fire, media point, radiator.

INNER HALLWAY

with window to the side and access to the First Floor.

KITCHEN

Attractively fitted with range of handmade wooden units incorporating deep glazed sink unit with mixer taps set into base cupboard with additional storage and work surface to either side. Chimney breast recess with point for slot in cooker with tall storage unit housing fridge freezer to the one side and wooden breakfast bar with seating area and range of fitted shelving leading into an open pantry style area. LVT style wood block flooring, window to the rear and wall mounted column style radiator. Opening to

DINING AREA

with window to the side, LVT style wooden floor covering, wall mounted column style radiator which leads into

SITTING/FAMILY AREA

A versatile space which is naturally well lit by feature lantern style roof light and double opening French doors to the garden and sun terrace. Continuation of LVT parquet style wooden flooring, column style radiator.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

BEDROOM 1

A generous double room having window to the rear with pleasant aspect over the garden, column style radiator.

EN SUITE SHOWER ROOM

A well appointed room having been newly fitted with contemporary suite comprising shower cubicle with direct mixer unit with drench head, wash hand basin and WC set into French navy vanity with storage and LED back lit mirror over, complementary tiled surrounds, heated towel rail, under floor heating, window to the rear.

BEDROOM 2

Another generous double room with window overlooking the front, column style radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property is divided from the roadway by brick walling with a lovely established forecourt garden. Side pedestrian access leads to the truly impressive Rear Garden which has been landscaped and designed for those who love outdoor living, entertaining and dining. With a large covered area with running alongside the property with paving which makes for an ideal snug/reading and cooking area and which opens up into a further covered Sun Terrace which provides a lovely outlook over the garden. Shaped artificial grassed area with an abundance of well stocked flower, shrub and herbaceous beds along with a range of specimen trees. Decked sun terrace and Summerhouse. The garden offers a great level of privacy being enclosed with fencing and hedging.

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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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.