

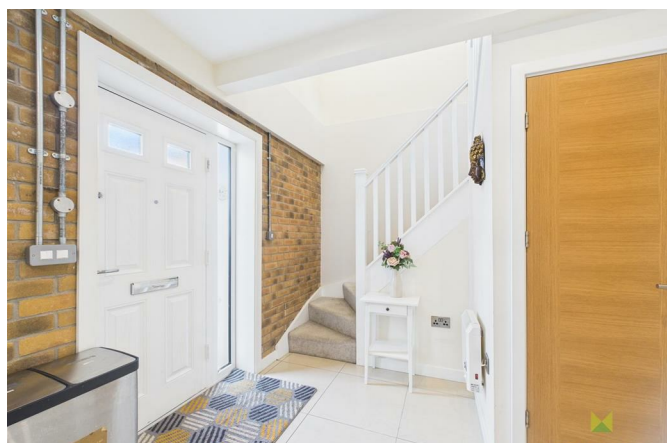
24 Abbey Wharf Mill Road Shrewsbury SY2 6AY



3 Bedroom Apartment - Duplex
Offers In The Region Of £318,000

The features

- IMPRESSIVE DUPLEX STYLE TOWN HOUSE
- ENVIABLE LOCATION CLOSE TO ALL AMENITIES
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- ALLOCATED PARKING AND GOOD SIZED GARDEN
- DECEPTIVELY SPACIOUS WITH THREE DOUBLE BEDROOMS
- RECEPTION HALL WITH CLOAKS/UTILITY
- BEAUTIFULLY FITTED KITCHEN WITH APPLIANCES
- 2 FURTHER DOUBLE BEDROOMS AND BATHROOM
- EPC RATING C



***** FABULOUS DUPLEX STYLE HOME - 3 DOUBLE BEDROOMS *****

An excellent opportunity to purchase this immaculately presented, 3 bedroom duplex Mews Home which offers truly deceptive accommodation over two floors – perfect for today's modern lifestyle and in particular for those who love to entertain.

Occupying an enviable position in the heart of this sought after Conservation area, a short stroll from local amenities, the Town Centre and Rea Brook. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception, Utility/Cloaks, open plan Living/Dining/Kitchen with the Kitchen area being beautifully fitted with contemporary units and integrated appliances and the Living/Dining area features bi-fold doors opening on the Balcony and the garden. Principal Bedroom with en suite Shower Room, 2 further double Bedrooms and Bathroom.

The property has the benefit of allocated parking and personal enclosed rear garden.

Offered for sale with no upward chain viewing is highly recommended.

Property details

LOCATION

The property occupies an enviable position in this lovely development located on the edge of the Reabrook Conservation area with lovely walks and for commuters ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarket, shops, schools, recreational facilities and a regular bus service to the Town Hall.

ENTRANCE HALL

A welcoming Reception area with feature exposed brickwork to one wall, tiled floor.

UTILITY/CLOAKROOM

Fitted with single drainer sink set into base cupboard and work surface extending to the side with space beneath for appliances. WC, tiled floor.

LOVELY FITTED KITCHEN

Beautifully fitted with range of contemporary units incorporating undermount sink with mixer taps set into base cupboard. Comprehensive range of matching base units with solid work surface over and having range of integrated appliances including dishwasher and fridge/freezer with matching fascia panels. Inset 4 ring hob with deep pan drawers beneath with extractor hood over and double eye level oven and grill with cupboards above and below. Complementary wall units with concealed lighting beneath, recessed ceiling lights, tiled floor, window to the front. Opening to

LOUNGE/DINING ROOM

A lovely room having bi-fold doors opening onto Balcony with steps leading down to the garden. This generous sized room is perfect for those who love to entertain and has exposed brick work to one wall.

FIRST FLOOR LANDING

From the Entrance staircase leads to the First Floor Landing with window to the front and off which lead

PRINCIPAL BEDROOM

with window overlooking the rear, fitted double wardrobe with hanging rail and shelving.

EN SUITE SHOWER ROOM

with suite comprising large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds and heated towel rail.

BEDROOM 2

Another double room with window overlooking the rear, fitted double wardrobe with mirror fronted sliding doors.

BEDROOM 3

Another double room with window to the front, fitted double wardrobe.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit, wash hand basin and WC, complementary tiled surrounds, heated towel rail.

OUTSIDE

The property occupies an enviable elevated position approached via steps or ramp with wrought iron balustrading.

The personal Rear Garden is of a good size being laid to paved sun terrace and lawn and enclosed by wooden fencing, with woodland screening to the rear.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold, subject to a 250 year lease commencing in 2013, the current service charge is £432.45 a quarter. 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 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.

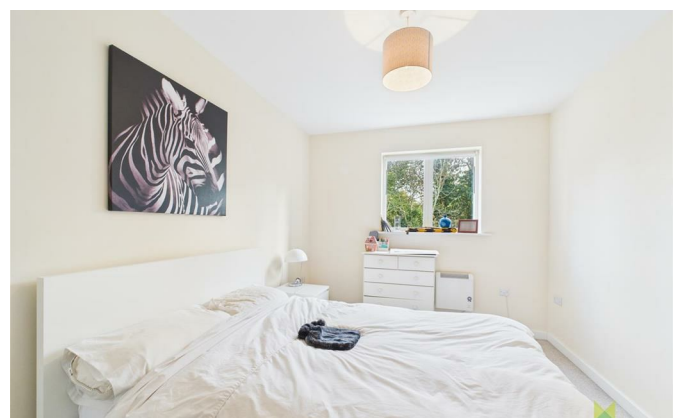
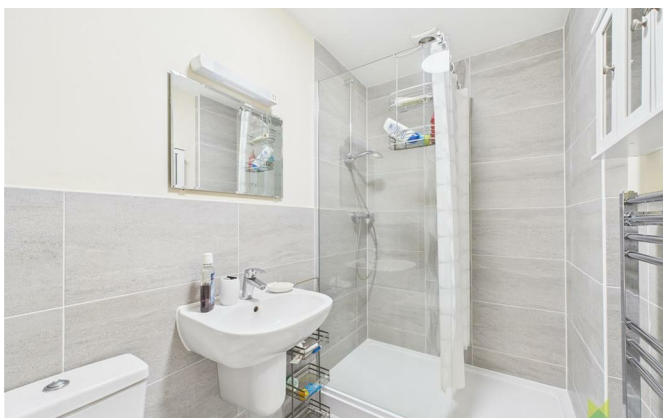
REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

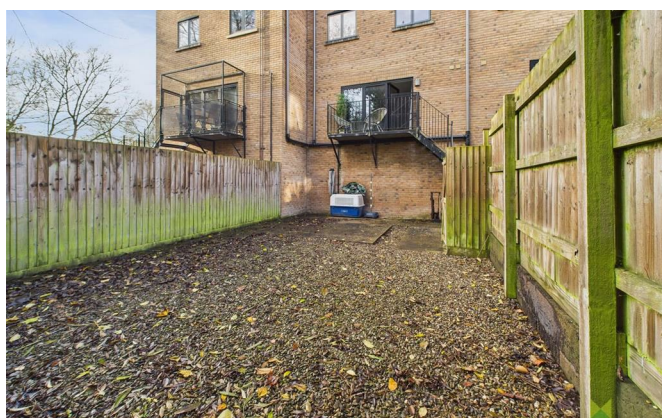
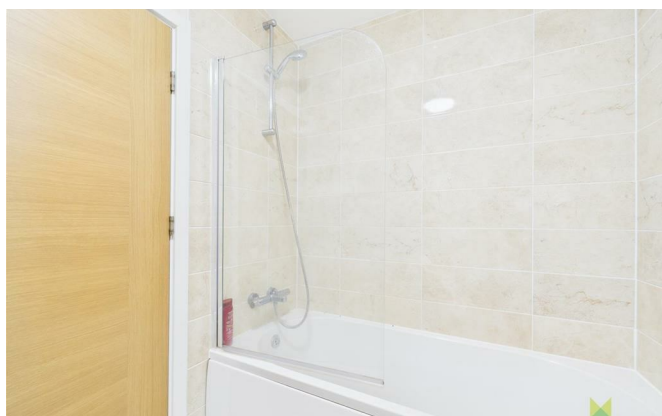
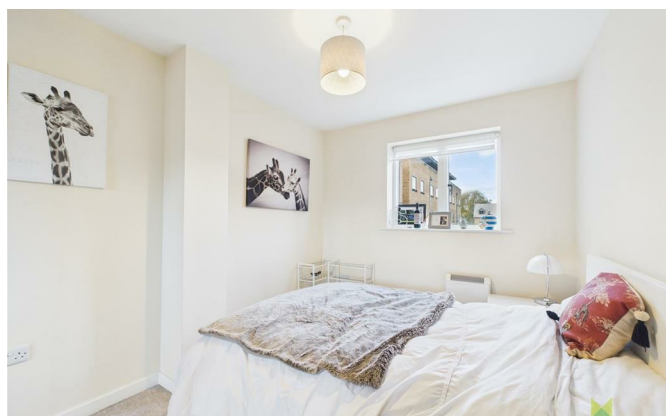
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

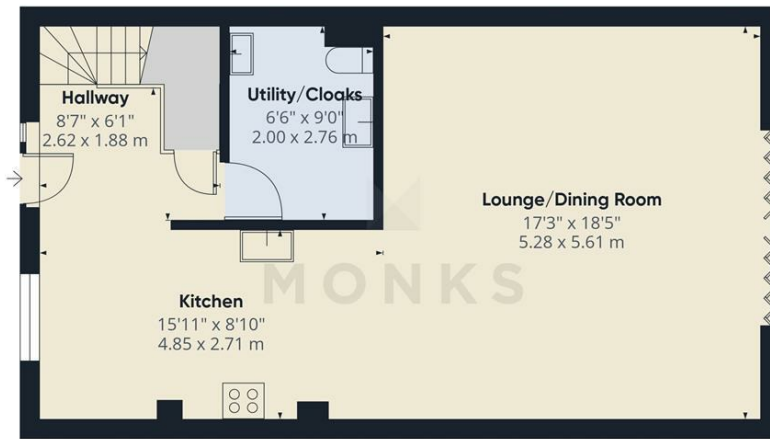




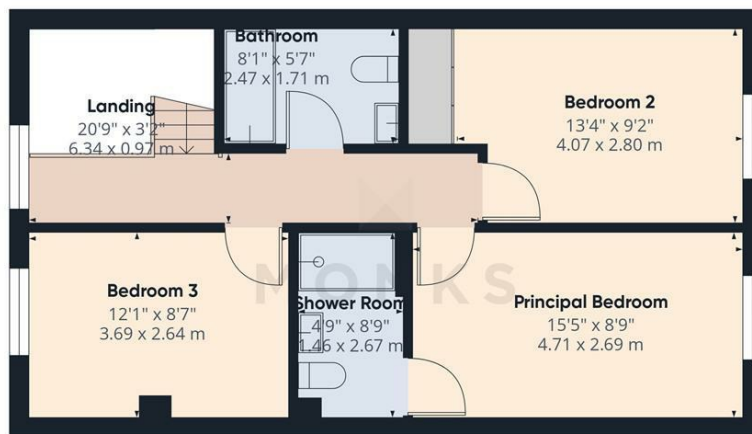
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Floor 0



Floor 1



Approximate total area[®]
1129 ft²
104.9 m²

(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



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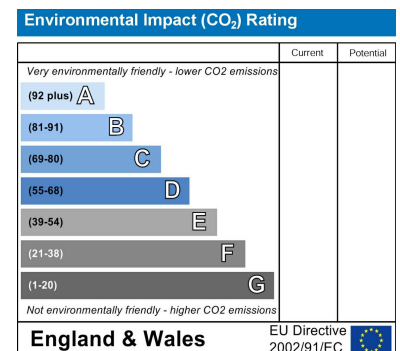
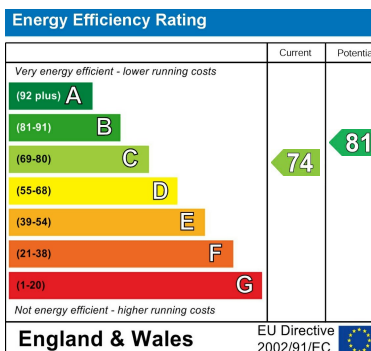
Shrewsbury office

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



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- 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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