

279E Monkmoor Road Shrewsbury SY2 5SS



2 Bedroom House - End Terrace
£235,000

The features

- IDEAL FIRST TIME BUYER HOME
- RECEPTION HALL WITH CLOAKROOM
- FITTED KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN AND DRIVEWAY
- EARLY VIEWING HIGHLY RECOMMENDED
- ENERGY EFFICIENT BRAND NEW HOUSE
- GOOD SIZED LOUNGE WITH FRENCH DOORS
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- CLOSE TO AMENITIES



*** THE FINAL HOME ON THIS EXCLUSIVE BRAND NEW DEVELOPMENT ***

Your last chance to purchase this brand new 2 bedroom home having just been completed to a high standard of specification by reputable local developers - perfect for a first time buyer, lock up and go or those looking to downsize.

Occupying an enviable position in the popular location with an excellent range of amenities on hand and ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises, Reception Hall with Cloakroom and excellent storage, good sized Sitting Room with French doors onto the garden, contemporary Kitchen/Dining Room with integrated appliances, 2 double Bedrooms and Bathroom.

The property has the benefit of high energy insulation, 10 year structural guarantee, gas central heating, driveway with parking and enclosed rear garden.

Early viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in this popular and sought after location, ideally placed for walkers with lovely rural and riverside walks on hand and commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, restaurants/public houses and churches along with a short stroll to the bus stop with a regular service to the Town Centre.

RECEPTION HALL

Composite door opening to Reception Hall with radiator. Tiled floor. Excellent range of built in storage including cloaks cupboard.

CLOAKROOM

with suite comprising WC and wash hand basin, tiled floor.

KITCHEN/DINING ROOM

A lovely light room with window to the front and side. Attractively fitted with range of white fronted contemporary units from Wren Kitchens which have a 20 year guarantee, incorporating single drainer sink with mixer tap set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having inset 4 ring induction hob with extractor hood over and oven and grill beneath. Matching range of eye level wall units, integrated fridge freezer. Tiled flooring throughout, radiator.

LIVING ROOM

A generous sized room having double opening French doors to the rear garden and further window to the front, media point, radiator. Stairs lead to

FIRST FLOOR LANDING

With useful storage cupboard and access to roof space.

BEDROOM 1

A good sized room having window overlooking the rear garden, built in double wardrobe with hanging rail and shelving, media point, radiator.

BEDROOM 2

another generous double room with window overlooking the front, two wardrobes and radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower and drench head, wash hand basin with illuminated LED mirror over and WC. Complementary tiled surrounds, radiator and window to the side.

OUTSIDE

The property is approached via slabbed steps. There is tandem parking for two cars. Front garden laid to lawn, side pedestrian access leads around to the enclosed rear garden with paved terrace and lawn enclosed with timber fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As this is a new build property the Council has not yet set the banding.

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

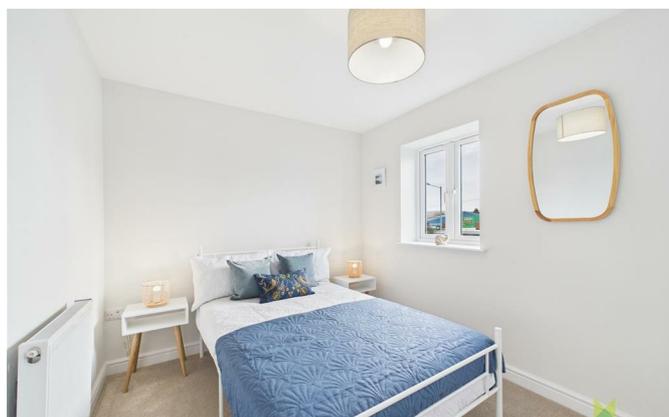
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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Get in touch

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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	

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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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