

213 Monkmoor Road Shrewsbury SY2 5SN



**3 Bedroom House - Semi-Detached
Offers In The Region Of £245,000**

The features

- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZED KITCHEN/DINING ROOM WITH APPLIANCES, UTILITY STORE
- DRIVEWAY WITH PARKING AND GOOD SIZED ENCLOSED REAR GARDEN
- EPC RATING C
- ENVIALE LOCATION CLOSE TO AMENITIES
- RECEPTION HALL, LOUNGE, CONSERVATORY
- 3 BEDROOMS AND FAMILY BATHROOM
- VIEWING RECOMMENDED



*** EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE ***

An opportunity to purchase this traditional 3 bedroom semi detached house, set back from the road and perfect for first time buyer and a growing family.

Occupying an enviable position in this sought after location which has excellent amenities on hand including schools, shops, supermarket, restaurant/public houses, regular bus service to the Town Centre and riverside walks to the Town. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Conservatory, Kitchen/Dining Room with integrated appliances, Utility Store, 3 Bedrooms and Bathroom.

The property has the benefit of driveway with parking, gas central heating, double glazing and good sized enclosed rear garden.

Viewing recommended

Property details

LOCATION

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RECEPTION HALL

Sealed unit double glazed door with side screen opening to Reception Hall, radiator.

LOUNGE

with window to the front, ornamental fire surround, media point, radiator. Wooden effect floor covering and double opening doors leading to

KITCHEN/DINING ROOM

Dining area with double opening French doors to Conservatory, radiator.

The Kitchen is fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge with matching facia panels. Inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath and double eye level oven and grill with cupboards above and below. Complementary eye level wall units with concealed lighting beneath, wooden effect flooring through out and door to the side and garden.

CONSERVATORY

A good sized addition being of brick and sealed unit double glazed construction with power and lighting and double opening French doors leading to the Garden.

UTILITY STORE

with ample space for appliances.

FIRST FLOOR LANDING

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

BEDROOM 1

A generous double room with window to the front, fitted double wardrobe with mirror fronted sliding doors, radiator.

BEDROOM 2

Another good sized double room with window overlooking the rear, built in storage cupboard, radiator.

BEDROOM 3

with window to the front, built in storage cupboard, radiator.

BATHROOM

with suite comprising shaped panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is well screened from the road and approached over driveway which provides parking for several vehicles. Side pedestrian access leads through to covered area, which gives access to the Utility Store, Tool Store and Kitchen.

The Rear Garden is laid to lawn with paved and gravelled areas and enclosed with wooden fencing.

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

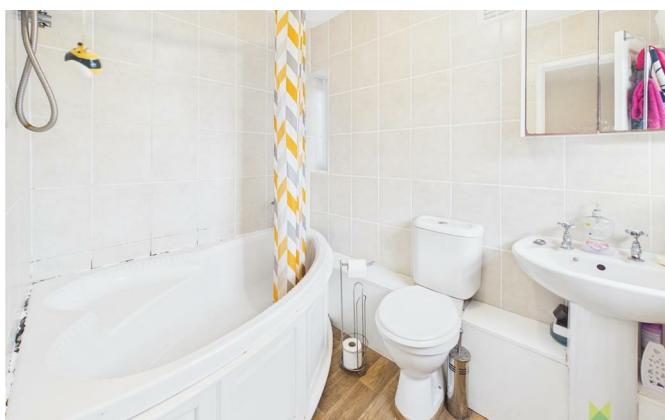
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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

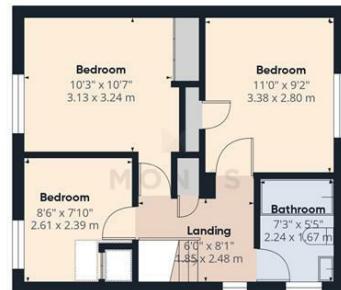
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Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

963 ft²
89.5 m²

Floor 0 Building 2

Floor 0 Building 2

(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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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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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- 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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