

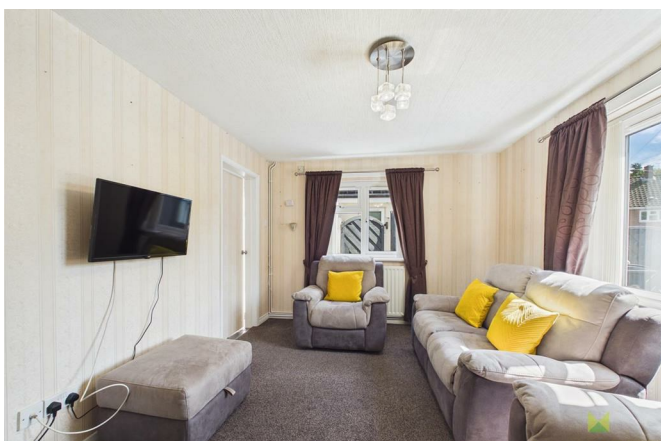
48 Fitzalan Road Harlescott Shrewsbury SY1 3LN



2 Bedroom House - End Terrace
Offers In The Region Of £155,000

The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- KITCHEN/BREAKFAST ROOM AND UTILITY STORE
- ENCLOSED COURTYARD STYLE GARDEN
- IDEALLY PLACED FOR LOCAL AMENITIES AND A5/M54 MOTORWAY NETWORK
- RECEPTION HALL, LOUNGE
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- PERFECT FOR FIRST TIME BUYERS
- EPC RATING TBC



***** PERFECT FOR FIRST TIME BUYER *****

An opportunity to purchase this neatly presented 2 double bedroom end of Mews style home - offered for sale with no upward chain and perfect for first time buyer or investor.

Set at the top of this cul de sac with open space to the fore and ideally placed for commuters with ease of access to the A5/M54 motorway network. There are good local facilities including supermarkets, shops, recreational facilities and bus service to the Town Centre.

The accommodation briefly comprises Reception Hall, Lounge, Breakfast/ Kitchen, Utility Store, 2 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, enclosed courtyard style garden.

No upward chain.

Property details

LOCATION

Set at the top of this cul de sac with open space to the fore and ideally placed for commuters with ease of access to the A5/M54 motorway network. There are good local facilities including supermarkets, shops, recreational facilities and bus service to the Town Centre.

RECEPTION HALL

Entrance door opening to Reception Hall with tiled floor, radiator, useful under stairs storage cupboard.

LOUNGE

A well lit room with windows to the front and side, stone effect chimney breast with tiled hearth and point for ornamental fire, media point, radiator.

KITCHEN/BREAKFAST ROOM

Fitted with range of units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for slot in cooker with extractor hood over. Tiled surrounds and matching eye level wall units, breakfast bar seating area, Window overlooking the rear, radiator, tiled floor.

UTILITY STORE

with space for appliances, door to rear.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

BEDROOM 1

A generous double room with window overlooking the front, Range of fitted wardrobe with sliding doors, hanging rails and shelving and additional storage cupboard, radiator.

BEDROOM 2

Another generous double room with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath with mixer taps/shower attachment, wash hand basin and WC. Fully tiled walls, radiator, window to the side.

OUTSIDE

The property is approached over pathway to the entrance with communal parking area. The Garden has been laid for ease of maintenance to paved sun terrace with raised flower and shrub beds and enclosed with wooden fencing. To the Rear is an enclosed courtyard area.

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

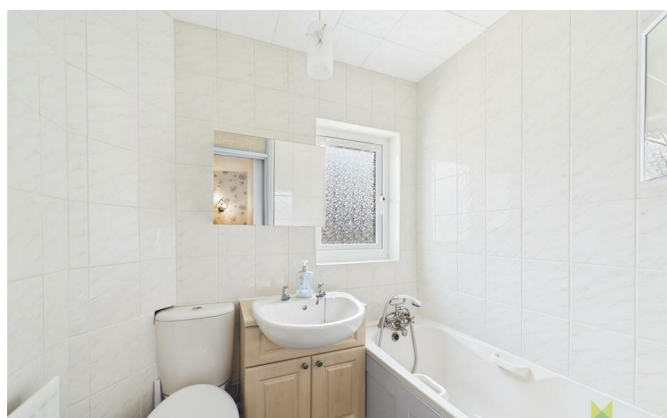
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

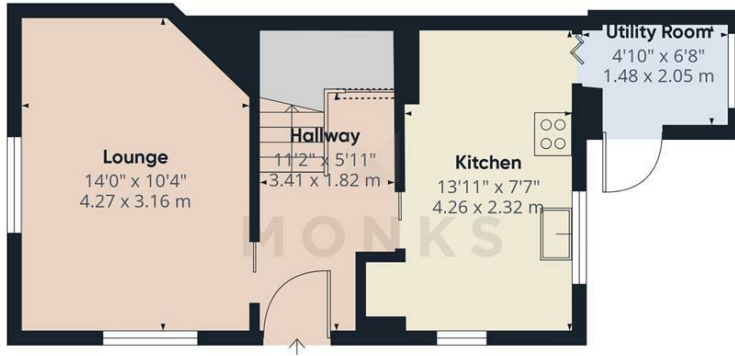
NEED TO CONTACT US

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

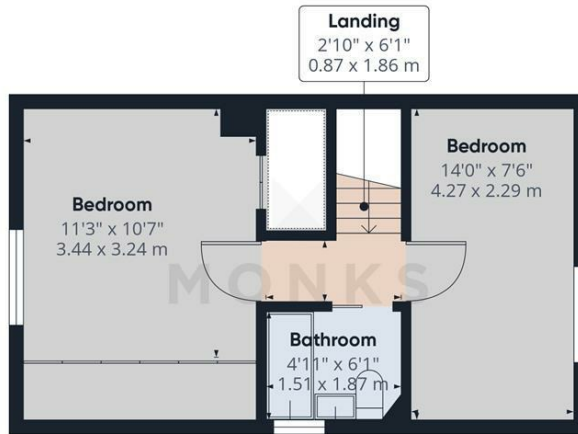
48 Fitzalan Road, Harlescott, Shrewsbury, SY1 3LN.

2 Bedroom House - End Terrace
Offers In The Region Of £155,000





Floor 0



Floor 1



Approximate total area^m
672 ft²
62.6 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

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 (CO₂) 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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.