

# 1 Upper Road Shrewsbury SY3 9JW



2 Bedroom House - Semi-Detached  
Offers In The Region Of £195,000

## The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- RECEPTION HALL, LOUNGE
- 2 GENEROUS BEDROOMS AND BATHROOM
- CLOSE TO AMENITIES
- EPC RATING D
- ENVIABLE LOCATION CLOSE TO THE TOWN
- KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- IDEAL FOR COMMUTERS WITH EASE OF ACCESS TO BYPASS



**\*\*\* PERIOD 2 BEDROOM MEWS STYLE HOME \*\*\***

An opportunity to purchase this period home offered for sale with no upward chain and perfect for first time buyer or those looking for minimum exterior maintenance.

Located on the edge of this popular area on the edge of the Town being ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, supermarkets and recreational facilities.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, 2 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing and small forecourt garden to the front.

Viewing recommended.

## Property details

### LOCATION

Located on the edge of this popular area on the edge of the Town being ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, supermarkets and recreational facilities.

### RECEPTION HALL

Wooden entrance door with fan light over opening to Reception Hall, radiator.

### LOUNGE

with large walk in bay window overlooking the front, wooden fire surround with point for fire, radiator.

### KITCHEN/DINING ROOM

A lovely light room having two windows to the side. The Kitchen is fitted with range of base units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having ample space for appliances and dining table.

### FIRST FLOOR LANDING

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

### BEDROOM 1

A double room having window to the front, built in storage cupboard, radiator.

### BEDROOM 2

another double room with window to the side, radiator.

### BATHROOM

with suite comprising panelled bath with electric shower unit over, wash hand basin and WC. Tiled surrounds, radiator, window to the front.

### OUTSIDE

To the front is a small forecourt garden area which is gravelled and enclosed with brick walling. PLEASE NOTE There is no additional garden with the property. On street parking.

### 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 A - 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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## Judy Bourne

Director at Monks  
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## Get in touch

Call. 01743 361422  
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Click. www.monks.co.uk

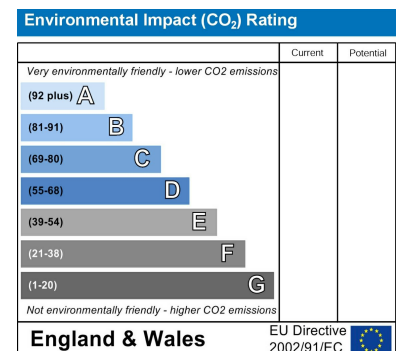
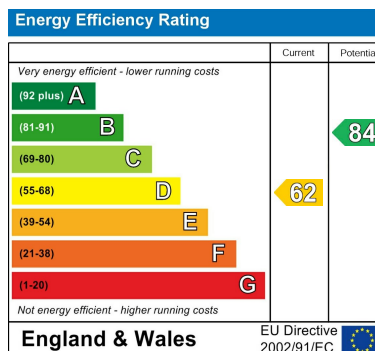
## Shrewsbury office

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



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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.
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