

# 1 John Street Shrewsbury SY1 2RZ



2 Bedroom House  
Offers In The Region Of £215,000

## The features

- LOVELY PERIOD TOWN HOUSE
- GOOD SIZED LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED WALLED COURTYARD GARDEN
- VIEWING RECOMMENDED.
- ENVIABLE LOCATION IN SOUGHT AFTER CONSERVATION AREA
- SPACIOUS KITCHEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- IDEAL FIRST TIME BUYER
- EPC RATING E



### \*\*\*CHARMING PERIOD TOWN HOUSE WITH COURTYARD GARDEN\*\*\*

**Set in this much sought after Conservation area which has excellent local amenities and a short stroll from the Railway Station and Town Centre.**

**The accommodation briefly comprises Lounge/Dining Room, Kitchen, 2 generous Bedrooms and Bathroom.**

**The property has the benefit of gas central heating, double glazing and a courtyard garden.**

#### Property details

##### LOCATION

The property is set in the heart of this most popular Conservation area which has excellent local amenities on hand including shops, public house and regular bus service to the Town. The Railway Station is a short stroll away along with all the amenities the County Town has to offer. There is also ease of access for commuters onto the A5/M54 motorway network.

##### LOUNGE/DINING ROOM

A generous sized room with window to the front, exposed ceiling beam, media point, radiators.

##### KITCHEN

Fitted with modern white fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units. Quarry tiled floor, recessed ceiling lights, windows to the side and rear and door to garden.

##### BATHROOM

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

##### FIRST FLOOR LANDING

##### BEDROOM 1

A generous double room with window to the front, radiator. Range of fitted wardrobes and dressing table with storage over.

##### BEDROOM 2

Another double room with window to the rear, radiator. Cupboard housing gas central heating boiler and wall mounted storage units.

##### OUTSIDE

The property has the benefit of a courtyard garden which is laid to paving with flower and shrub beds and enclosed with brick walling and 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

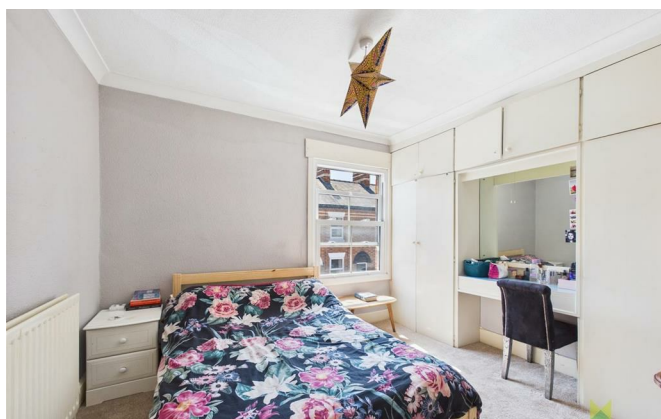
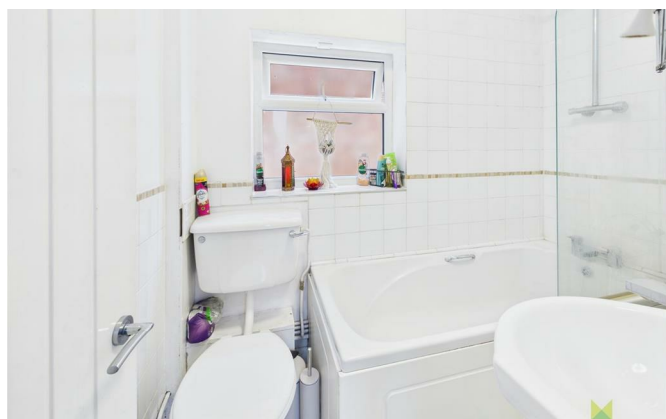
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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**2 Bedroom House**

**Offers In The Region Of £215,000**





## Judy Bourne

Director at Monks

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## Get in touch

Call. 01743 361422

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Click. www.monks.co.uk

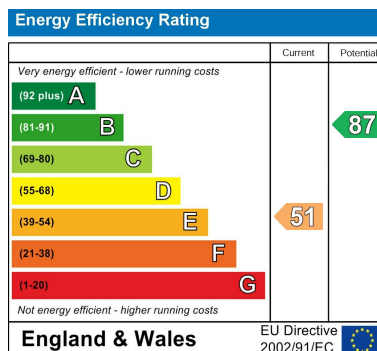
## Shrewsbury office

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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