

35 Woodcote Way, Monkmoor, Shrewsbury, Shropshire,  
SY2 5SG

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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**Offers In The Region Of £214,995**

Viewing: strictly by appointment through the agent



Occupying a generous size plot and having improved living accommodation, this is spacious three bedroom semi-detached house which will appeal to many potential purchasers. The property is located within this popular and convenient residential location having a variety of local amenities and schooling nearby. Along with easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Viewing is recommended by the agent.

#### Accommodation

Entrance hallway, L shaped lounge/diner, re-fitted kitchen/breakfast room, three bedrooms, re-fitted bathroom, separate WC, front and generous size rear enclosed gardens, upvc double glazing, gas fired central heating, residence communal parking.

Upvc double glazed entrance door with upvc double glazed window to side gives access to:

#### Hallway

Having vinyl floor covering, radiator.

Doorway from hallway gives access to:

#### Re-fitted kitchen/breakfast room

17'10 x 6'7

Comprising: re-fitted eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated double oven, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher, space for tumble dryer, washing machine and fridge freezer, tiled effect vinyl floor covering, tiled splash surrounds, three upvc double glazed windows, upvc double glazed door giving access to rear gardens, radiator, shelved pantry store cupboard, breakfast bar.

Door from hallway gives access to:

#### L shaped lounge/diner

17'10 max x 7'1 max

The lounge area comprises: upvc double glazed window to front, radiator. The dining area comprises: upvc double glazed window to rear, upvc double glazed sliding patio door giving access to rear gardens, radiator.

From hallway stairs rise to:

#### First floor landing

Having loft access, cupboard housing gas fired central heating boiler.

Doors from first floor landing give access to: Three bedrooms and re-fitted bathroom with separate WC.

#### Bedroom

12'0 x 9'11

Having upvc double glazed window to front and side, over-stairs storage cupboard, radiator.

#### Bedroom

10'10 x 9'10

Having upvc double glazed window to front, radiator, coving to ceiling.

#### Bedroom

8'11 max x 7'10

Having upvc double glazed window to rear, radiator, wood effect flooring, coving to ceiling, built-in wardrobe.

#### Re-fitted bathroom

Having a white suite comprising: panelled bath with mixer shower over, wash hand basin with mixer tap over and storage cupboard below, part tiled to walls, tiled effect floor covering, heated tiled rail, LED spotlights to ceiling wall mounted extractor fan.

#### Separate WC

Having low flush WC, part tiled to walls, tiled effect floor covering.

#### Outside

To the front of the property there is a paved pathway giving access to front door with enclosed lawned garden with inset shrubs and bushes.

Gated pedestrian side access then leads to the property's:

#### Generous sized rear gardens

Having brick outhouse, two timber garden sheds, summerhouse, paved patio area, large lawn garden, outside lighting point. Nearby there is residence communal parking.

The rear gardens are enclosed by fencing.

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND B

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(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	

## FLOORPLANS

