

221 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire,  
SY2 5SW

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £215,000**

Viewing: strictly by appointment  
through the agent

**Important Notice - please read carefully**

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:  
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.  
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.  
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

A deceptively spacious, improved and well presented, bay fronted three bedroom mid terrace house. The property is situated within this popular and highly desirable convenient residential location within striking distance of excellent local amenities and walking distance of the Shrewsbury town Centre. This property will be of interest to a number of buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: entrance hallway, bay fronted lounge, refitted kitchen/diner, first floor landing, three bedroom, refitted bathroom, separate WC, paved driveway, low maintenance attractive rear gardens with feature summerhouse, two useful brick stores, UPVC double glazing, gas fired central heating. Viewing is recommended. No Upward Chain.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

#### Entrance hallway

Having radiator. Door from entrance hallway gives access to:

#### Bay fronted lounge

13'11 x 12'8 excluding bay

Having UPVC Triple glazed bay window to front, understairs storage cupboard, attractive electric stove set to contemporary hearth and timber style fire surround, radiator, wooden framed glazed door from bay fronted lounge gives access to:

#### Refitted kitchen/diner

17'0 x 9'2

Having modern eye level and base units with built-in cupboards and drawers, two Zanussi integrated ovens, five ring AEG induction hob with cooker canopy over, space for further appliances, tiled effect flooring, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed French doors giving access to rear gardens plus additional part glazed door giving access to rear garden with UPVC double glazed window to side, wall hung radiator.

From entrance hallway stairs rise to:

#### First Floor Landing

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

From first floor landing doors then give access to: Three bedrooms and refitted bathroom and separate WC.

#### Bedroom One

11'7 x 9'10 excluding recess

With UPVC Triple glazed window to front, radiator, open fronted built-in wardrobe.

#### Bedroom Two

10'10 x 9'3

Having UPVC double glazed window to rear, radiator, built-in shelved storage cupboard.

#### Bedroom Three

8'8 x 7'10 max

Having UPVC Triple glazed window to front, radiator, over stairs storage cupboard.

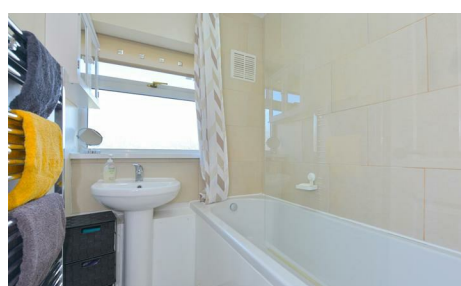
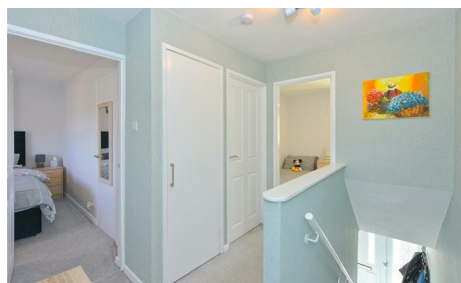
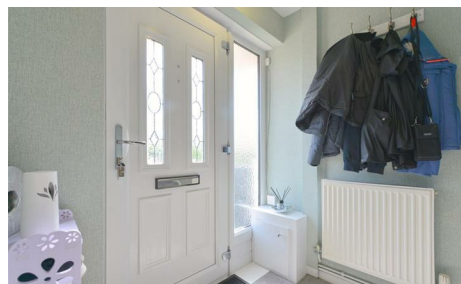
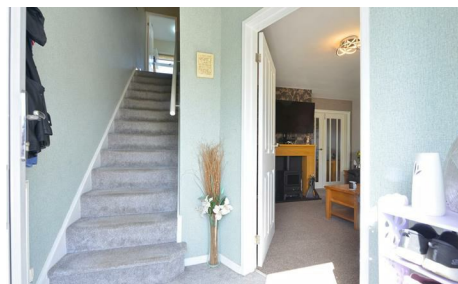
#### Refitted bathroom

Having panel bath with drench shower plus hand-held shower attachment off, pedestal wash hand basin, vinyl tiled effect floor covering, heated chrome style towel rail, UPVC double glazed window to rear.

#### Separate WC

Having low flush WC, integrated wash hand basin above, UPVC double glazed window to rear, vinyl tiled effect floor covering and window.





#### **Outside**

To the front of the property there is a paved driveway providing off street parking for two vehicles with low maintenance stone sections to side, covered shared pedestrian side access to gate leading to the property's:

#### **Low maintenance rear garden**

With paved patio, artificial lawn garden, raised beds, two useful brick stores, outside lighting, cold water tap. The rear gardens are enclosed.

#### **Feature summerhouse**

13'2 x 9'2

Having two glazed windows, glazed wooden French doors, vinyl floor covering, fitted power and light.

#### **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 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.

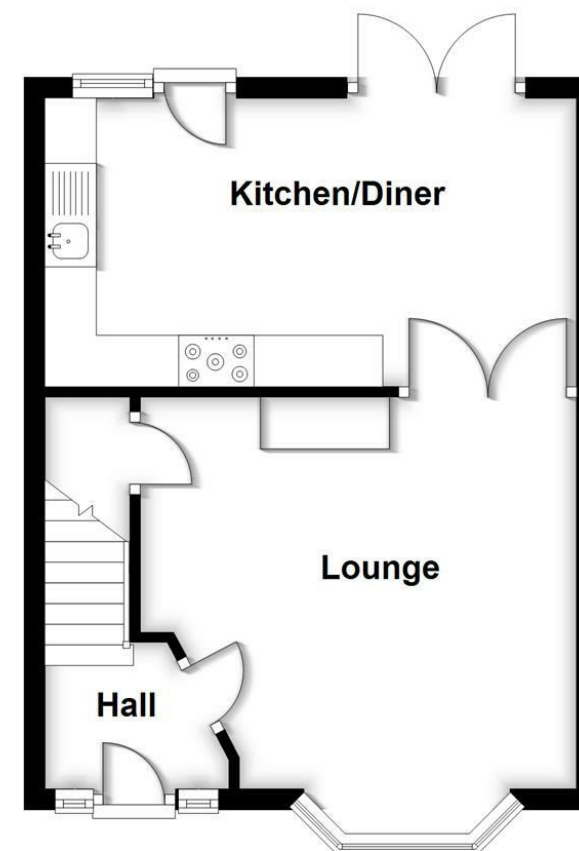
#### **Disclaimer**

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

**VACANT POSSESSION WILL BE GIVEN ON COMPLETION.**

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

**Ground Floor**



**First Floor**

