



57 Abbots Road, Monkmoor, Shrewsbury, Shropshire,
SY2 5QG

www.hbshrop.co.uk



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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Having improved, well proportioned and neatly presented living accommodation throughout, this is a spacious double fronted, three bedroom mid terrace house. The property is situated within this popular and convenient residential location within close proximity to highly regarded schooling, excellent local amenities and the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, attractive kitchen/breakfast room, laundry room, separate WC, first floor landing, three good size bedrooms, refitted bathroom, stoned driveway proving ample off street parking, generous size rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having Vinyl floor covering. Door from entrance hallway gives access to:

Dining room

11'11" x 9'4"

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

From entrance hallway door gives access to:

Lounge

17'10" x 10'11"

Having UPVC double glazed window to front, understairs storage cupboard, UPVC double glazed French doors giving access to rear gardens, radiator, vinyl floor covering, coving to ceiling. Door from lounge gives access to:

Attractive Kitchen

10'3" x 7'10"

Having eye-level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset ceramic sink with mixer tap over, UVC double glazed window to rear, pantry style store cupboard, vinyl floor covering, space for appliances, wall mounted gas fired central heating boiler. Arch from kitchen gives access to:

Laundry Room

4'11" x 4'5"

Having space for appliances, fitted wooden style worktops, UPVC double glazed door giving access to rear of property, radiator, vinyl floor covering,

Door from laundry room gives access to:

WC

Having low flush WC, tiled floor, UPVC double glazed window.

From entrance hallway stairs rise to:

First Floor Landing

Having UPVC double glazed window to rear, two fitted storage cupboards. Doors from first floor landing then

give access to all three good size bedrooms and refitted bathroom

Bedroom One

12'1" x 10'11"

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

Bedroom Two

11'11" x 9'5"

Having UPVC double glazed window to front, radiator, two fitted store cupboards.

Bedroom Three

8'8" x 8'1"

Having UPVC double glazed window to rear, radiator.

Refitted bathroom

Having a modern three piece suite comprising: Panel bath with drench shower over with handheld shower attachment off taps, glazed shower screen to side, pedestal wash hand basin, low flush WC, UPVC double glazed window to rear, vinyl floor covering, heated chrome style towel rail, extractor fan to ceiling.

Outside

To the front of the property there is a good size stone driveway providing ample off street parking, covered shared pedestrian access with gated access leading to the property's:

Large rear garden

Having paved area with outside cold tap, low maintenance stone section, lawn gardens, borders with inset shrubs, outside lighting point, two useful brick stores. The rear gardens are enclosed.

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).

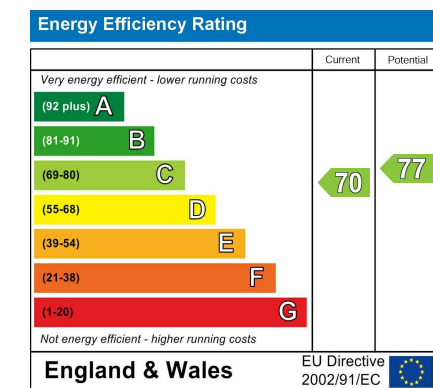
Referral fee disclaimer

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.



FLOORPLANS

