

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

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**Important Notice - please read carefully**

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**Offers In The Region Of £245,000**

Viewing: strictly by appointment through the agent

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).

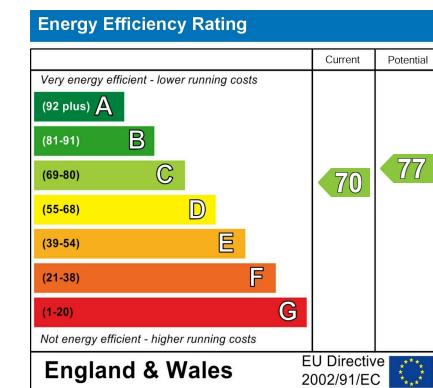
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

