

107 Crowmere Road, Monkmoor, Shrewsbury, Shropshire,
SY2 5JD

www.hbshrop.co.uk



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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:

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.
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Offers In The Region Of £229,950

Viewing: strictly by appointment through the agent

Offering improved and well presented living accommodation throughout, this is a spacious three bedroom semi-detached house which will appeal to many buyers. The property is well placed for easy access to excellent amenities, local schooling and is within walking distance of the Shrewsbury town centre and as easy access to the local bypass linking up to the M54 motorway network. Viewing is recommended.

Accommodation

Entrance hallway, L shaped lounge/diner, re-fitted kitchen, laundry room, first floor landing, three bedrooms, bathroom, separate WC, front and rear enclosed gardens, brick paved driveway, upvc double glazing, gas fired central heating. Viewing is recommended.

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

Hallway

Having radiator, wood effect flooring.

Door from hallway gives access to:

L shaped lounge/diner

17'11 x 17'2 max

Having upvc double glazed window to front and rear, upvc double glazed sliding patio door giving access to rear gardens, two radiators, wood effect flooring.

Door from lounge/diner and from hallway gives access to:

Re-fitted kitchen

10'5 max x 9'10 max

having replaced eye level and base units with built-in cupboards and drawers, integrated oven with four ring electric hob with stainless steel cooker canopy over, wine rack fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, two upvc double glazed windows, radiator, shelved pantry store cupboard.

Door from re-fitted kitchen gives access to:

Laundry room

7'0 x 6'10

Having fitted worktops, space for appliances, tiled splash surrounds, upvc double glazed door giving access to rear of property, upvc double glazed window to rear, wall mounted gas fired central heating boiler, wood effect flooring.

From hallway stairs rise to:

First floor landing

Having loft access, airing cupboard.

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

Bedroom

12'1 x 10'1

Having two upvc double glazed windows, radiator, over-stairs store cupboard.

Bedroom

9'10 x 9'8

Having upvc double glazed window to front, wardrobe recess, radiator.

Bedroom

8'5 max x 7'9

Having upvc double glazed window to rear, radiator, built-in wardrobe.

Re-fitted bathroom

Having a white suite comprising: panelled bath with electric shower over, glazed folding shower screen to side, pedestal wash hand basin, low flush WC, tiled floor, part tiled to walls, upvc double glazed window to rear, heated chrome style towel rail, wall mounted extractor fan.

Separate WC

having low flush WC, wall mounted wash hand basin, tiled to walls, tiled floor, upvc double glazed window to rear.

Outside

To the front of the property there is a lawned garden with inset shrubs and fencing. To the side of this there is a brick paved driveway providing ample off street parking.

Rear garden

Gated side access leads to the rear of the property where there is a brick built garden store, Indian sandstone paved patio areas, lawned gardens partially bordered by inset stoning, featured summerhouse, timber garden shed. 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

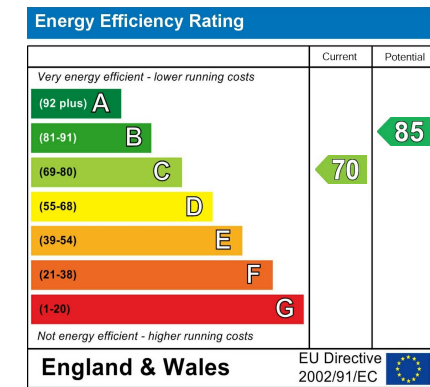
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

