



75 Crowmere Road, Monkmoor, Shrewsbury, Shropshire,
SY2 5HX

www.hbshrop.co.uk



Offers In The Region Of £189,950

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

An attractive and deceptively spacious period two double bedroom mid terrace house requiring general modernisations / improvement, giving potential prospective purchaser(s) the opportunity to re-model the property in their own particular style. The property is situated in this favored residential location within close proximity to good local amenities, schooling and the historic town centre. Viewing is recommended by the agent to showcase the property's potential.

Accommodation

Entrance hallway, lounge, separate dining room, kitchen, first floor landing, two bedrooms, bathroom, front and rear enclosed gardens, double glazing, gas fired central heating. NO UPWARD CHAIN

The accommodation in greater detail comprises the following. All measurements are approximate only.

Double glazed entrance door gives access to:

Hallway

Having radiator, wall-mounted gas fired central heating boiler and digital thermostat control unit. Door from hallway gives access to:

Lounge

11'5 x 10'9
having upvc double glazed window to front, radiator.

Door from hallway gives access to:

Dining room

12'1 x 10'5
Having upvc double glazed door to the rear, radiator, brick style fire place with timber mantle extending to both sides.

Door from hallway gives access to:

Kitchen

9'0 x 6'8
Having eye level and base units, fitted worktops with inset stainless steel sink with mixer tap over, free-standing cooker, washing machine and fridge, vinyl floor covering, upvc double glazed door giving access to the rear gardens with upvc double glazed window to side, tiled splash surrounds, walk-in understairs storage cupboard with fitted shelving.

From hallway stairs rise to:

First floor landing

Having doors giving access to two double bedrooms and bathroom.

Bedroom one

13'11 x 11'5
Having two upvc double glazed windows to the front, two fitted wardrobes, radiator.

Bedroom two

12'1 x 8'6
having upvc double glazed window to the rear, exposed wooden floor boards, radiator.

Bathroom

8'11 x 8'10
Having a three piece suite comprising: a panelled bath with electric shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, storage cupboard, radiator, upvc double glazed window to the rear.

Outside

To the front of the property there is a low maintenance paved area with paved pathway giving access to the front door and mature shrubs. To the rear there is a southerly facing rear garden comprising: paved areas, inset shrubs, timber garden shed. The gardens are enclosed and have a rear pedestrian gated access.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Council Tax Banding B

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 for sales).

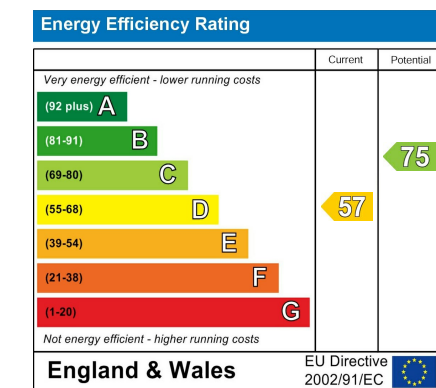
Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective

purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

