

39 Woodcote Way, Monkmoor, Shrewsbury, Shropshire, SY2
5SG

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.
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Offers In The Region Of £209,995

Viewing: strictly by appointment through the agent

Offering particularly spacious and well presented living accommodation throughout, this is an appealing three bedroom semi-detached house which occupies a particularly generous plot within this popular and convenient residential location. Nearby there are excellent local amenities, schooling, tranquil riverside walks and is within walking distance of the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and viewing is recommended by the agent.

Accommodation

Entrance hallway, lounge, dining room, modern kitchen/breakfast room, first floor landing, three bedrooms, re-fitted bathroom, separate WC, front and rear enclosed gardens, communal residence parking, upvc double glazing gas fired central heating. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Hallway

Having wood effect flooring, radiator.

Door from hallway gives access to:

Lounge

10'10 x 10'7

Having upvc double glaze window to front, radiator, coving to ceiling, wood effect flooring.

Wooden framed door from lounge gives access to:

Dining room

17'1 x 6'11

Having wood effect flooring, upvc double glazed window to rear, upvc double glazed sliding door giving access to rear gardens, coving to ceiling.

Door from dining room and from hallway gives access to:

Modern kitchen/breakfast room

17'10 x 9'11 max reducing down to 6'10

And comprises: modern eye level and base units with built-in cupboards and drawers, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, space for appliances, radiator, three upvc double glazed windows, upvc double glazed door giving access to rear gardens, under-stairs storage cupboard, wood effect flooring.

From hallway stairs rise to:

First floor landing

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

Door from first floor landing then gives access to all bedrooms, re-fitted bathroom and separate WC.

Bedroom

11'11 max into wardrobe recess reducing down to 8'

Having two upvc double glazed windows, radiator, fitted mirror fronted double wardrobe, over-stairs wardrobe/storage cupboard.

Bedroom

10'10 x 9'7

Having upvc double glazed window to front, radiator, fitted wardrobe/storage cupboard.

Bedroom

8'4 max x 7'10

Having upvc double glazed window to rear, radiator, fitted wardrobe.

Re-fitted bathroom

Having panelled bath with electric shower over, pedestal wash hand basin, part tiled to walls, upvc double glazed window to rear, radiator, vinyl wood effect floor covering.

Separate WC

Having low flush WC, upvc double glaze window to rear, wood effect flooring.

Outside

To the front of the property gated access leads to a paved pathway giving access to front door. The front gardens are laid to lawn and enclosed by mature hedging.

Gated pedestrian side access then leads to the property's:

Rear garden

Having brick outhouse, paved patio and decked area, lawned garden, timber garden shed. The rear gardens are enclosed by fencing. Nearby there is a communal residence parking area.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

