

39 Monkmoor Road, Cherry Orchard, Shrewsbury,
Shropshire, SY2 5AH

www.hbshrop.co.uk



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Offers In The Region Of £274,000

Viewing: strictly by appointment through the agent

This is a deceptively spacious, well presented and attractive bay fronted period three double bedroom mid terrace house being offered for sale with NO UPWARD CHAIN, The property offers well proportioned living accommodation over four floors which will appeal to many potential purchasers. The property is situated in this favored residential location within close proximity to good local amenities, schooling and the historic town centre. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises the following: Reception hallway, bay fronted lounge, dining room, kitchen, cellar, first floor landing, two bedrooms, bathroom, further bedroom, rear enclosed gardens, useful brick store, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Part glazed wooden entrance door with glazed window above gives access to:

Reception hallway

Having exposed wooden flooring, radiator, dado rail.

Leaded stained glazed wooden door from reception hallway gives access to:

Bay fronted lounge

13'10 max into bay x 10'11

Having walk-in sealed unit double glazed bay window to front, attractive period fireplace, radiator, exposed wooden flooring, coving to ceiling.

From reception hallway access is then given to:

Dining room

12'11 excluding staircase recess x 11'6

Having attractive period fireplace, glazed sash window to rear, radiator, exposed wooden flooring, coving to ceiling.

From dining room arch gives access to:

Kitchen

9'10 x 8'4

Having eye level and base units, free standing cooker, fitted worktops with 1 1/2 sink drainer unit with mixer tap over, upvc double glazed window to rear, vinyl tiled effect floor covering, tiled splash surrounds, wall mounted gas fired central heating boiler, glass display cabinet, part glazed door giving access to rear of property, radiator.

Door from kitchen gives access to a brick staircase which leads down to:

Cellar and former coal chute

14'2 x 12'0 overall measurement

Having gas and electricity meters, fitted power and light.

From dining room staircase leads to:

First floor landing

Having storage cupboard, radiator.

Doors from first floor landing give access to: Two bedrooms and bathroom.

Bedroom one

12'6 max into recess x 11'10 exc wardrobe recess

Having a range of fitted wardrobes, chest of drawers, glazed sash windows to front, radiator, coving to ceiling.

Bedroom two

13'0 x 8'8

Having glazed sash window to rear, radiator, coving to ceiling.

Bathroom

10'7 x 8'4

Having a four piece white comprising: timber style panel bath, tiled shower cubicle, low flush WC, pedestal wash hand basin, glazed sash window with pleasing aspect to rear plus further glazed sash window to side, radiator, vinyl tiled effect floor covering.

Door from first floor landing gives access to staircase which rises to:

Bedroom three

13'2 x 11'8

Having part sloping ceilings, Velux roof window, glazed window having pleasing aspect to rear towards St Mary's, Shrewsbury town centre and beyond, radiator, telephone extension point.

Outside

To the front of the property there is an enclosed private low maintenance front garden having stoned sections, mature hedging, paved pathway giving access to front door. To the rear there is a generous size garden which comprises: paved and decked area, lawned garden, mature hedging, outside cold tap and WC. The rear gardens are enclosed by fencing and sandstone brick walling.

Useful brick store

12'0 x 5'4

Having stainless steel sink with drainer unit (not currently plumbed) glazed windows.

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

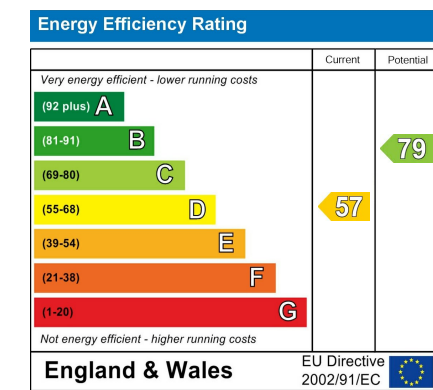
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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

