

70 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire,
SY2 5AX

www.hbshrop.co.uk



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Offers In The Region Of £475,000

Viewing: strictly by appointment
through the agent

A much improved, extended, beautifully presented and spacious four bedroom detached house which offers instantly appealing and well proportioned living accommodation throughout. The property is located within this desirable residential location, close proximity to good local amenities, tranquil riverside walks leading to the Quarry park and Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, sitting room, breakfast room, impressive kitchen/diner/family room, UPVC double glazed conservatory, utility room, first floor landing, master bedrooms with dressing area and ensuite shower room, three further good size bedrooms, refitted family bathroom, generous size brick paved driveway providing ample off street parking for a number of vehicles, garage, rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Wooden framed sealed unit double glazed double doors give access to:

Entrance porch

Having period tiled floor, wooden framed leaded door with matching window to side gives access to:

Reception hallway

Having wooden block flooring, radiator, understairs storage cupboard.

Doors from reception hallway gives access to:

Lounge

13'2 x 12'1

Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

Sitting room

12'10 x 11'7

Having modern coal effect electric fire set to marble style hearth with matching fire surround, radiator.

Door from reception hallway gives access to:

Breakfast room

9'2 x 8'2

Having tiled floor, radiator.

Square arch from sitting room and door from breakfast room gives access to:

Impressive refitted kitchen/diner/family room

29'7 x 11'11

The kitchen area comprises: A range of attractive eye level and base units with built-in cupboards and drawer, fitted wooden style worktop with inset 1 1/2 ceramic sink with mixer tap over, free standing Range style cooker with five ring gas hob, integrated dishwasher, space for American style fridge freezer, kitchen island with fitted wooden style worktops with storage cupboards and drawers below, tiled floor, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, Velux roof window.

The dining/ family area comprises: Tiled floor, radiator, UPVC double glazed doors from kitchen/diner/family room gives access to:

UPVC double glazed conservatory

12'10 x 10'4

Having brick base, range of UPVC double glazed windows, overlooking the properties rear gardens, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed roof, ceramic tiled floor with underfloor heating.

Wooden framed door from breakfast room gives access to:





L shaped utility room

10'4 x 8'6 max

Having replaced eye level and base units, space for washing machine and tumble dryer, fitted worktop with inset stainless steel sink with mixer tap over, ceramic tiled floor, Velux roof window, service door to garage.

Door from utility room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, part tiled to walls, ceramic tiled floor, heated chrome style towel rail, UPVC double glazed window to side.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access.

Doors then give access to: Four bedrooms and refitted bathroom.

Bedroom one

25'2 including dressing area reducing down to 11'1

The bedroom area has UPVC double glazed window to rear, radiator. The dressing area has a large range of fitted wardrobes with built-in storage.

Door from bedroom one gives access to:

Ensuite shower room

Having double width tiled shower cubicle, low flush WC, pedestal wash hand basin with mixer tap over, tiled to walls, shaver point, recessed spotlights and extractor fan to ceiling.

Bedroom two

13'0 x 11'5

Having UPVC double glazed window to front, radiator.

Bedroom three

11'11 x 10'6

Having UPVC double glazed window to rear, radiator.

Bedroom four

8'4 x 7'9

Having UPVC double glazed window to front, radiator.

Refitted bathroom

Having a P shaped panel bath with mixer shower over and curved shower screen to side, pedestal wash hand basin, low flush WC, two heated chrome style towel rail, tiled floor, tiled to walls, recessed spotlights, extractor fan to ceiling, mirror fronted bathroom cabinet, UPVC double glazed window to side.

Outside

To the front of the property there is a generous size brick paved driveway providing ample off street parking for number of vehicles. One side of the driveway there is a mature shrub area with white washed brick walling screening the pedestrian pathway. From the driveway access is given to:

Garage

17'8 x 9'3

Having up and over door, fitted power and light, wall mounted Glow-worm gas fired central heating boiler.

Gated pedestrian side access then leads to the properties neatly kept:

Rear gardens

Having an attractive paved patio area with outside cold tap, lighting point electricity point, lawn gardens, well kept borders, shrubs and bushes. The rear gardens are enclosed by fencing.

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.

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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

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

