

131 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire,
SY2 5BB

www.hbshrop.co.uk



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The Property Misdescriptions Act
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Offers In The Region Of £415,000

Viewing: strictly by appointment
through the agent

An opportunity to acquire an extensively, extended and much improved three bedroom detached double bay fronted house. The property has been well planned and benefits from a stunning open plan extension providing contemporary modern day kitchen/living and dining accommodation complete with feature glazed atrium and bi-fold doors leading out onto the rear gardens. The property can only be fully appreciated by internal inspection which is essential to appreciate the practical accommodation that has been designed by the present owners. 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. This property will appeal to many buyers and viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Side entrance door, entrance hall, downstairs shower room, separate living room, luxuriously appointed and extended L shaped open plan kitchen/living and dining area, utility room, first floor landing, three well proportioned bedrooms, luxury refitted bathroom, brick paved forecourt with parking for 2/3 vehicles, attractive enclosed and private rear garden, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Double fronted entrance door set into an arch frame gives access to:

Entrance hall

Having laminate wood effect flooring, staircase leading off, two contemporary wall mounted panel radiators, useful understairs storage cupboard

From entrance hall panel door gives access to:

Downstairs shower room

Having walk-in glazed tiled shower cubicle with overhead shower, vanity unit, low flush WC, window, extractor fan, contemporary wall mounted heated towel rail.

From entrance hall panel door gives access to:

Living room

13'8 into bay x 11'6 into alcove

Having UPVC double glazed walk-in bay window, Ancona style radiator set into bay, feature inglenook with Dunsley wood burner with tiled hearth and wooden mantle, fitted cupboard to alcove with shelving above, engineered oak flooring.

From living room two separate doors give access to:

An attractive and extended open plan Liv

37'2 into bay x 17'2

The dining area comprises: UPVC double glazed walk-in bay window, inglenook with tiled hearth and wooden mantle above, contemporary panel radiator. The whole area benefits from a matching laminate wooden flooring.

The kitchen area comprises: A particular feature of the property is the French grey Laura Ashley fitted kitchen with a comprehensive range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit. centralised island unit, space for upright American fridge freezer, triple built-in AEG electric oven with microwave, integrated dishwasher, built-in five ring AEG gas hob with extractor above and glazed splash back, breakfast bar area, two contemporary wall mounted panel radiators, glass atrium set above the living area with inset LED lighting and Bluetooth speakers, five panel bi-fold floor to ceiling glazed doors giving access to rear enclosed garden.

From entrance hall door gives access to:

Utility room

9'3 x 7'11

Having fitted worktop with inset stainless steel sink with mixer tap over, range of eye level and base units with cupboards and above, space for washing machine, space for tumble dryer, ceramic wood effect flooring, UPVC double glazed window and panel door leading to enclosed rear garden.





From entrance hall stairs rise to:

First floor landing

Having UPVC double glazed window to rear overlooking rear garden, loft access, recently installed Worcester Bosch gas fired central heating boiler.

From first floor landing doors give access to: Three bedrooms and bathroom.

Bedroom one

12'3 x 10'8

Having Ancona radiator, UPVC double glazed window to front, feature painted wooden panel wall, two built-in wardrobes with cupboards above.

Bedroom two

11'4 x 11'6

Having UPVC double glazed window to front, double radiator.

Bedroom three

7'9 x 8'5

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

Luxury refitted bathroom

Having free standing roll-top bath with shower above and handheld shower attachment off, chrome Ancona heated towel rail, LVT wood effect flooring, fully tiled around bath, feature wood panel to dado height on remaining walls, vanity unit with storage beneath, low flush WC, pull cord, UPVC double glazed window.

Outside

The property is approach via a brick paved driveway with parking for up to 2/3 vehicles. The brick paving extends to the side of the property with wooden timber gate leading into a pleasantly size, attractive:

Enclosed private rear gardens

Having an extensive paved sun terrace leading down to a further seating area with contemporary shaded pergola, gravel area, wooden store unit, large timber shed, lawn with inset shrubs and rose borders, selection of outside lighting, cold water tap, electricity points.

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

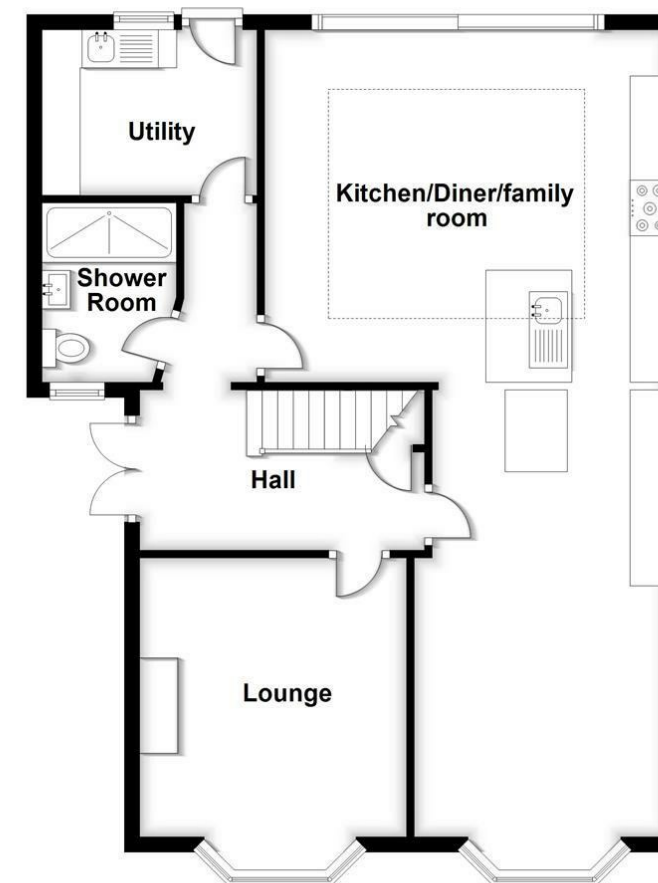
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Ground Floor



First Floor

