

22 Freer Meadow, Monkmoor, Shrewsbury, Shropshire,
SY2 5JH

www.hbshrop.co.uk



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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 £175,000

Viewing: strictly by appointment
through the agent

A deceptively spacious, well proportioned and neatly presented two double bedroom end of terrace house, occupying a pleasant position within this popular and convenient residential location. The property is within close proximity to good local amenities and well placed for easy access to the Shrewsbury town centre and local bypass. This property will be of interest to a number of buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, rear lobby, laundry room, cloakroom, lean to conservatory, first floor landing, two double bedrooms, refitted shower room, front and rear enclosed gardens, useful lean to workshop, communal residence parking, UPVC double glazing, gas fired central.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed windows to side gives access to:

Entrance hallway
Having wood effect flooring, radiator.

Door from entrance hallway gives access to:

Lounge
17'0 x 10'7 max reducing down to 9'2 min
Having UPVC double glazed window to front, wood burning stove, wood effect flooring, understairs storage cupboard, radiator.

Wooden framed glazed door from lounge gives access to:

Kitchen/diner
13'10 x 7'4
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with concealed cooker canopy over, glass display cabinet, UPVC double glazed window, radiator, wood effect flooring.

Part glazed door from kitchen/diner gives access to:

Rear lobby
Having cupboard with fitted shelving.

From rear lobby door gives access to:

Laundry room
7'3 x 5'1
Having eye level and base unit, fitted worktop, space for appliances, wood effect flooring, radiator, two UPVC double glazed windows.

Part glazed double doors from laundry room give access to:

Cloakroom
Having low flush WC, wash hand basin, tiled to walls.

Stable style door from rear lobby leads to:

Conservatory
13'10 x 9'10
Having decked flooring, polycarbonated roof, range of glazed windows, stable style door giving access to side of property, part glazed door giving access to rear gardens.

From entrance hallway stairs rise to:

First floor landing
Having loft access. Door from first floor landing then gives access to: Two bedroom and refitted shower room.

Bedroom one
13'10 max reducing down to 10'9 min x 10'9
Having UPVC double glazed window to front, radiator, tiled shower cubicle, over stairs storage cupboard.

Bedroom two
11'11 x 8'1
Having UPVC double glazed windows to rear, fitted wardrobes, radiator.

Refitted shower room
Having walk-in shower cubicle with drench shower over plus hand-held shower attachment off, wash hand basin set to vanity unit and storage cupboard below, low flush WC with hidden cistern, attractively tiled to walls, tiled floor, heated chrome style towel rail.

Outside
To the front of the property there is a low maintenance front garden with gated access leading to a paved pathway which then gives access to front door, stoned frontage with mature shrubs and bushes. To the side of the property there is a:

Useful V shaped workshop
16'0 max x 7'9 max

Rear gardens
The rear gardens comprise: timber garden shed, paved and stoned low maintenance garden, mature shrubs and bushes.

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 A

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		
(81-91) B		
(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

