



Helping *you* move



81 Monkmoor Road, Shrewsbury

Viewing is strongly recommended of this spacious Three Bedroom Detached Family Home offering a pleasant corner plot position with a generous double Garage to the rear.

Offers in the Region of

£355,000

81 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AT.

Overview

- Detached House
- Lounge, Dining Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom with four piece suite
- Double Garage with utility/wc
- Driveway Parking
- Established corner plot Gardens
- Gas Central Heating
- Majority Double Glazing
- No Upward Chain
- EPC E, Council Tax D



Location

Located on the edge of one of Shrewsbury's favoured localities, convenient for access into the Town, which is steeped in history, and offering an excellent variety of individual boutique shops, chain shopping and a variety of leisure amenities.

Brief Description

Occupying an elevated position on a corner plot set back from the road, this period detached house offers spacious accommodation, with scope for personalisation and modernisation. The property has an open recessed via an entrance hallway with access to the dining room having fireplace (with back boiler) and patio doors to the rear. There is an archway that opens out to the Lounge at the front of the property with fireplace. The kitchen is situated to the rear having a range of units with integrated fridge, gas hob and oven, with door out to the side of the property.



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The stairs from the hallway ascend to the first floor where there are three bedrooms and a generous family bathroom, comprising shower, bath, WC and wash hand basin.

Externally, there is a spacious driveway to the side and rear along with a spacious detached garage with WC and utility room. To the front there is a lawned garden with shrub borders and a Copper Beech tree (protected). The rear garden provides an ease of maintenance with patio, gravelled areas and pond. To the rear of the driveway and garage there is right of access / shared access to the neighbouring property.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002. Council Tax Band D

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From the traffic light crossroad on Abbey Foregate, proceed up Monkmoor Road, turning left on to Bradford Street immediately before The Abbey public house, where the driveway to the property can be found on the left hand side.

METHOD OF SALE

For Sale by Private Treaty.

WE34075.161223

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR
495 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.
Made with Metropix ©2023

All measurements quoted are approximate:

LOUNGE 13' 1" x 11' 1" (3.99m x 3.38m)

DINING ROOM 12' 0" x 11' 6" (3.66m x 3.51m)

KITCHEN 15' 0" x 8' 4" (4.57m x 2.54m)

BEDROOM ONE 12' 1" x 11' 6" (3.68m x 3.51m)

BEDROOM TWO 11' 0" x 11' 8" (3.35m x 3.56m)

BEDROOM THREE 8' 4" x 7' 8" (2.54m x 2.34m)

BATHROOM 8' 3" x 7' 11" (2.51m x 2.41m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.