



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

97 Monkmoor Road, Shrewsbury SY2 5BA

£280,000 Region

To view this property please call us on **01743 236 800** Ref: T6872/SL/MU

A particularly well appointed, much improved and extended, semi detached, 3 bedrooomed family house.



THE VENDORS WOULD BE HAPPY TO PAY THE PURCHASER'S STAMP DUTY - The property is presented throughout to an exacting standard and provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from full gas-fired central heating and double glazing.

Situated in this popular and convenient location, well placed within reach of popular schools, local amenities, the nearby town centre and the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



Total area: approx. 1080.8 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

WC low type flush
Wash hand basin.

SITTING ROOM

11'9" x 11'11" (3.58m x 3.64m)

A pleasant room with bay window overlooking the forecourt to the front with parking for 2 cars.

LIVING ROOM

12'3" x 10'11" (3.73m x 3.33m)

Archway to :

KITCHEN/DINING ROOM

8'5" x 18'3" (2.56m x 5.57m)

The kitchen is neatly appointed and fitted with a range of matching modern units

Glazed French doors from the dining area opening onto and overlooking the rear garden.

UTILITY ROOM

9'0" x 7'0" (2.75m x 2.13m)

With storage units and space for appliances.

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

11'11" x 11'11" (3.64m x 3.64m)

BEDROOM 2

12'3" x 10'11" (3.73m x 3.33m)

BEDROOM 3

8'11" x 6'7" (2.71m x 2.01m)

BATHROOM

Neatly appointed with a panelled bath with shower over.

Dressing surface with inset hand basin

WC with concealed low type flush.

OUTSIDE THE PROPERTY

TO THE FRONT the property is set back from the road by an attractive paved forecourt providing ample parking space and serving the formal reception area.

A pathway extends to the side with gateway access to a good sized and well stocked REAR GARDEN laid predominantly to lawn with shrubs and trees.

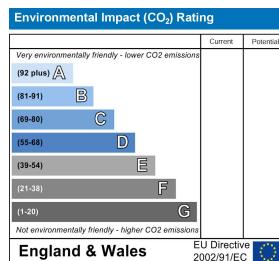
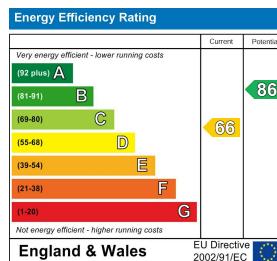


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge and along Abbey Foregate to the traffic lights turning left into Monkmoor Road, continue along Monkmoor Road for some distance where the property will be found on the left hand side shortly after the turning into Ashley Street.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

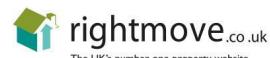
IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



The UK's number one property website

Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
4 The Square, Church Stretton SY6 6DA
Tel: 01694 724700 | Fax: 01743 248671



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