



SAMUEL WOOD

97 Monkmoor Road, Shrewsbury, SY2 5BA

£1,300 Per Month







# 97 Monkmoor Road

Shrewsbury, SY2 5BA



Extended 3-bed semi in sought-after part of Monkmoor Road, near river and town. Freshly decorated with open-plan kitchen/diner and generous garden.

This charming three-bedroom semi-detached home offers an inviting blend of period character and modern convenience, set in a highly regarded neighbourhood popular with families and professionals alike.

Freshly redecorated throughout in a neutral palette, the home feels bright, spacious, and move-in ready. Upon entering, you're greeted by a welcoming hallway with original parquet flooring and a staircase leading to the first floor. The bay-fronted lounge to the front enjoys plenty of natural light and provides a cosy yet spacious setting for relaxing or entertaining.

At the heart of the home is a fantastic rear extension, creating a generous open-plan kitchen and dining area. This modern space boasts sleek floor tiles, wooden cabinetry, integrated appliances (electric hob and oven), and French doors opening directly onto the rear garden — perfect for summer gatherings or a peaceful morning coffee. A separate utility area with additional cabinetry and plumbing sits just off the kitchen, offering practical storage. There is also a downstairs toilet for convenience.

Upstairs, you'll find three well-proportioned bedrooms. The two larger rooms are bright doubles with fresh décor, while the third room is ideal as a nursery, home office, or single bedroom. A stylish, fully tiled family bathroom with a bath, overhead shower, and modern vanity completes the first floor.

Externally, the property features a smart, low-maintenance front with off-street parking for multiple vehicles. To the rear is a well-sized, enclosed garden with a lawn, patio area, and garden shed — ideal for outdoor living and keen gardeners alike.

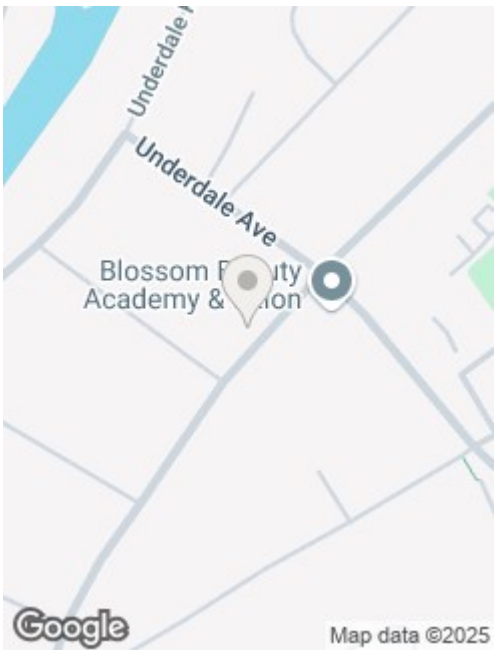
This home offers an ideal opportunity in a respected, well-connected neighbourhood with a strong community feel. Early viewing is highly recommended to appreciate the space, light, and excellent location on offer.











Directions

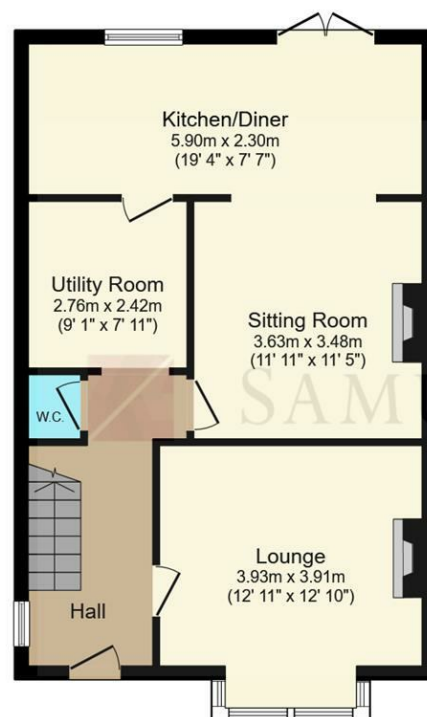
Available on a min 12 months tenancy  
Unfurnished.  
No smoking/vaping.  
Pets considered.  
EPC - D  
Council Tax Band – C  
Utilities (mains electric, mains water, mains drainage)  
Parking situation – driveway parking for 2 vehicles











**Ground Floor**

Floor area 58.2 sq.m. (626 sq.ft.)



**First Floor**

Floor area 42.5 sq.m. (457 sq.ft.)

**Total floor area: 100.6 sq.m. (1,083 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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