



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

88 Monkmoor Road, Shrewsbury, SY2 5AY

£367,500 Region

To view this property please call us on **01743 236 800** Ref: T8002/SL/lrd

A much loved, three bedroom detached family house, located on a tree-lined street, in a welcoming suburban neighbourhood, within close proximity of the town centre.

NO CHAIN This cherished, three bedroom detached family home, has recently been improved and is presented throughout to an exacting standard with new carpets and a kitchen that has been re-fitted with a range of matching, modern units with integrated appliances. The accommodation which benefits from full gas fired central heating and double glazing, briefly comprises: entrance hall, living room, dining room, kitchen, utility, three bedrooms and bathroom. Driveway with parking, carport and garage, garden to the front, and garden to the rear with patio area.

The property is situated in this popular and convenient residential area, well placed within easy reach of excellent amenities including local schools, shops, the town centre and the Shrewsbury bypass, which allows ease of access onto the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

SPACIOUS ENTRANCE HALL

LIVING ROOM

11'0" x 13'0" (3.35m x 3.96m)

A pleasant room with bay window overlooking the garden and formal reception area to the front

DINING ROOM

12'2" x 11'7" (3.71m x 3.54m)

Glazed French doors with side screens opening onto and overlooking the rear garden

KITCHEN

15'8" x 7'10" (4.78m x 2.38m)

Window to the side, and skylight

Neatly appointed and fitted with a range of matching modern units with integrated appliances

Door allowing access to the garden and

Door to:

UTILITY

4'4" x 7'10" (1.32m x 2.38m)

From the entrance hall, a STAIRCASE with handrail and balustrade, rises to a FIRST FLOOR LANDING

BEDROOM 1

11'0" x 11'0" (3.35m x 3.35m)

Window to the front

BEDROOM 2

12'2" x 11'4" (3.71m x 3.45m)

Window overlooking the rear garden

BEDROOM 3

7'2" x 8'5" (2.18m x 2.57m)

Window to the front

BATHROOM

Window to the rear

Neatly appointed with a modern white suite

Panelled bath with shower and screen

Wash hand basin with cupboard under

WC - low type flush

OUTSIDE THE PROPERTY

CAR PORT

With personal door allowing access to the garden and in turn, leading to:

GOOD SIZED GARAGE

Up and over door, concrete floor, electric light and power supply

To the front, the property is set back and divided from the road by a neatly kept privet hedge and approached over a driveway which provides parking and serves the garage with a pathway extending to the formal reception area. The forecourt is neatly kept and laid to lawn.

To the rear, there is a particularly good sized garden with an extensive paved patio area, pleasure lawn with shrubbery borders, the whole enclosed on all sides.



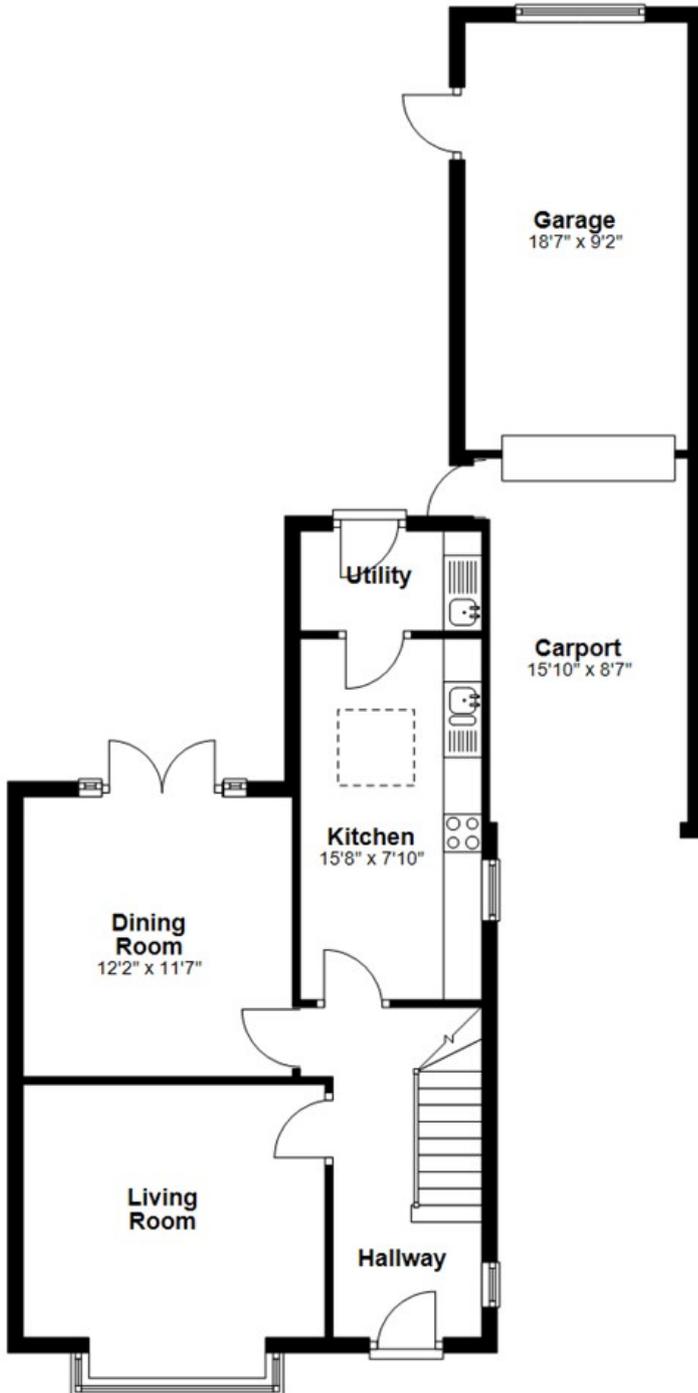




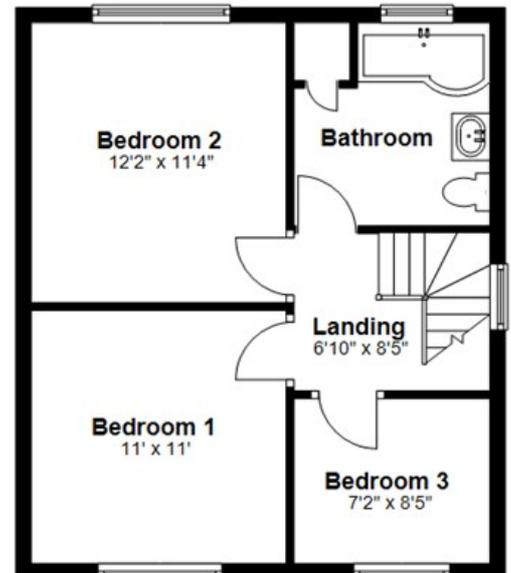


FLOOR PLANS ...

Ground Floor



First Floor



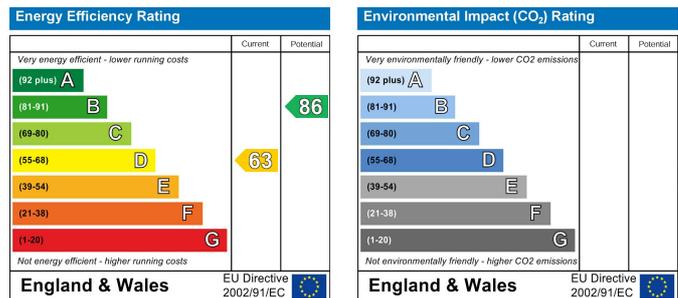
Total area: approx. 1320.2 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, over the English Bridge 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 set back on the right hand side.

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

Council Tax Band: D

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.

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The UK's number one property website

Residential Sales & Lettings
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Shrewsbury SY1 1QJ
Tel: 01743 236800

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



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