



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

150 Monkmoor Road, Shrewsbury, SY2 5BL

£325,000 Region

To view this property please call us on **01743 236 800** Ref: T7829/SL/KQ

A particularly well appointed and truly immaculate, mature, three bedroom semi-detached house situated in a popular and convenient residential area.

This immaculately presented, three bedroom semi-detached house provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The property benefits from gas fired central heating and double glazing and briefly comprises; entrance hall, dining room, extended living room, kitchen, study/occasional bedroom 4, separate wc. Three bedrooms and bathroom. Good sized rear garden. Ample parking.

The property is well placed in this popular and convenient residential area, close to excellent amenities, including popular schools, local shops, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

Panelled Regency style entrance door with arched transom light over to:

ENTRANCE HALL

Heather tiled floor

DINING ROOM

10'0" x 12'0" (3.05m x 3.66m)

A pleasant room with waxed and boarded polished floor
Fireplace with surround and mantel
Window to the front

EXTENDED LIVING ROOM

13'3" x 12'0" (4.04m x 3.66m)

A pleasant room with an attractive fireplace with surround and mantel
Glazed French doors with side screens to the rear garden

KITCHEN

15'11" x 6'11" (4.86m x 2.11m)

Neatly appointed and fitted with a range of matching modern units
Understairs larder cupboard

STUDY / OCCASSIONAL BEDROOM 4

12'3" x 9'2" (3.73m x 2.79m)

Window to the front
Panelled and part glazed door to:

REAR LOBBY

Door to the garden

SEPARATE WC

Wash hand basin, wc
Window

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

BEDROOM 1

13'3" x 12'0" (4.04m x 3.66m)

Attractive cast iron fireplace feature
Window overlooking the rear garden

BEDROOM 2

10'0" x 10'6" (3.05m x 3.19m)

Attractive cast iron fireplace feature with hob grate
Window to the front

BEDROOM 3

7'6" x 8'1" (2.29m x 2.46m)

Window to the front

BATHROOM

Neatly appointed with a modern white suite comprising;
Panelled bath with Direct mixer shower with overhead shower and hand held shower and glazed shower screen
Vanity unit with inset hand basin, wc

OUTSIDE THE PROPERTY

The property is set back and divided from the road by a ornamental dwarf brick wall and approached over a gravelled drive and forecourt, which provides ample parking space and serves the reception area.

There is an attractive REAR GARDEN with raised paved patio, ornamental wall with wrought iron balustrade and formal steps to a lower level with an additional paved terrace, a pathway flanked on both sides by neatly kept lawns, floral and shrubbery displays. The whole garden being well enclosed on all sides by closely boarded wooden fencing, with views to the rear over the neighbouring tennis courts and playground.



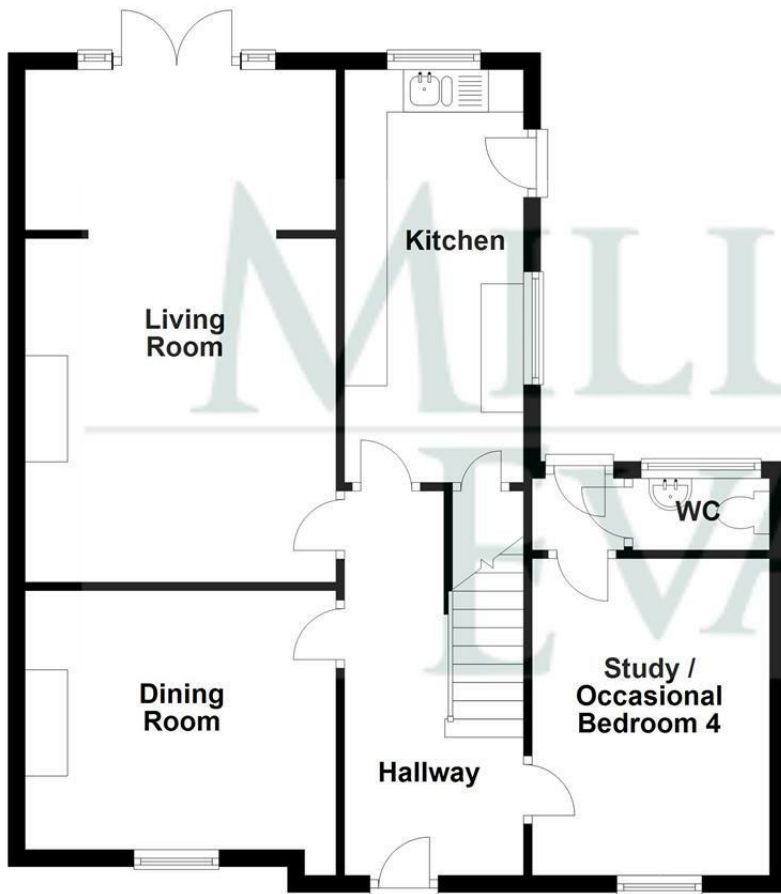




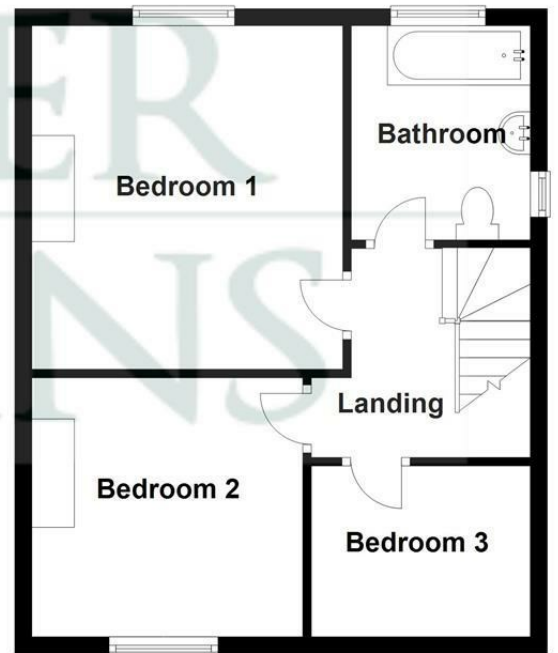


FLOOR PLANS ...

Ground Floor
Approx. 725.3 sq. feet



First Floor
Approx. 458.7 sq. feet



Total area: approx. 1184.0 sq. feet

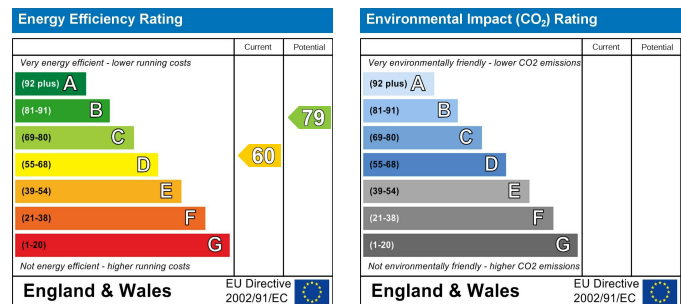
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

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HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the Column Island. At the traffic lights, turn left into Monkmoor Road and continue for some distance, where the property will be found 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: C

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:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

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



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