



56 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire, SY2 5AX

£385,000

Demanding to be viewed, this spacious extended 3 bedroom semi detached house has been greatly improved by the current owner and is well situated for the town centre. Accommodation includes: Enclosed Porch, Hall, Sitting Room, Living Room With Wood Stove, Garden Room, Kitchen/Dining Room, 3 Bedrooms, Large 4 Piece Bathroom, GCH, DG, GCH, DG, Large Driveway, Garage, Spacious Private Garden.



56 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire, SY2 5AX Ref: 4596

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed French doors to

Enclosed Porch

Tiled flooring, double glazed entrance door with side window.

Entrance Hall

Radiator, feature exposed woodwork to staircase, under stairs storage cupboard, cloaks cupboard, staircase leads to First Floor Landing.

Sitting Room 12' 4" x 11' 10" (3.76m x 3.60m)

Period ornate wooden fire surround with marble inlay and coal effect gas fire inset, radiator, double glazed walk in bow window with window seat with open aspect down Bradford Street to the front.

Living Room 13' 5" x 11' 11" (4.09m x 3.63m)

Cast iron glass fronted wood burning stove set to fireplace with exposed brickwork, tiled surround and stone hearth, designer radiator, archway to

Sun Room 10' 5" x 8' 8" (3.17m x 2.64m)

Exposed floor boards, 2 Velux double glazed skylights, double glazed patio doors lead onto attractive, private rear garden, designer radiator.

Kitchen/Dining Room 19' 9" x 8' 5" (6.02m x 2.56m)

Tiled flooring, fitted with cream fronted units with wood effect laminated worktops, inset 1 1/2 bowl sink unit, integrated 4 ring induction hob with filter hood above, electric oven, under counter fridge and freezer, designer radiator, wall mounted gas fired central heating boiler, double glazed windows to the side and rear overlooking garden.

Spacious First Floor Landing

Double glazed side window, access via loft ladder to part boarded roof space with 2 double glazed skylights.

Bedroom 1 12' 0" x 11' 10" (3.65m x 3.60m)

Walk in double glazed bow window to the front, radiator.

Bedroom 2 13' 5" x 12' 0" (4.09m x 3.65m)

Radiator, double glazed window overlooking rear garden.

Bedroom 3 8' 2" x 7' 7" (2.49m x 2.31m)

Radiator, double glazed window to the front.

Bathroom 10' 1" x 8' 2" (3.07m x 2.49m)

Attractively fitted with white 4 piece suite including corner bath, corner shower cubicle, wash basin with vanity cupboard and drawers beneath, feature panelling to 3 walls, contemporary chrome radiator/towel rail, double glazed side and rear windows.

Outside - Front

The property is approached over a wide block paved driveway providing ample parking and turning space, raised bed to the fore, access to Garage.

Garage 17' 8" x 9' 1" (5.38m x 2.77m)

Power and lighting, service door to the side.

Rear Garden

Large well stocked rear garden approached onto an extensive patio extending the full width of the property with raised shrub and flower beds. Lawn beyond with well stocked shrub and flower beds and apple tree. Cold water, external lighting. Enclosed by timber fencing with concrete posts.

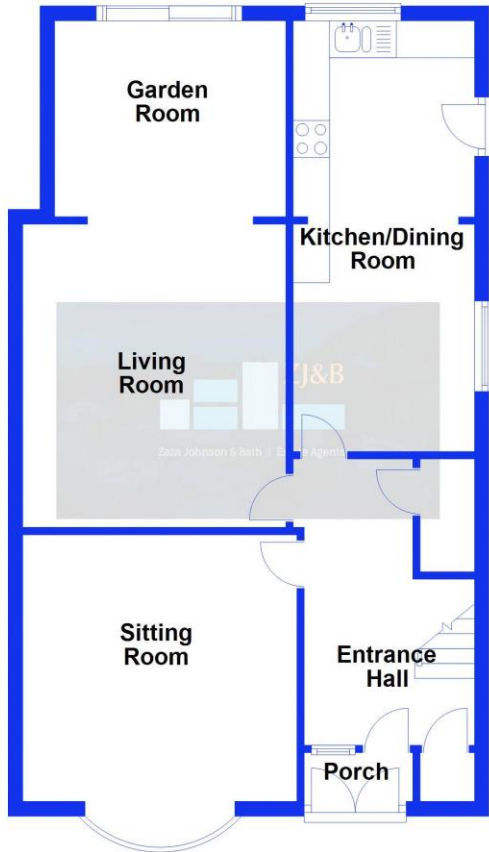
Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

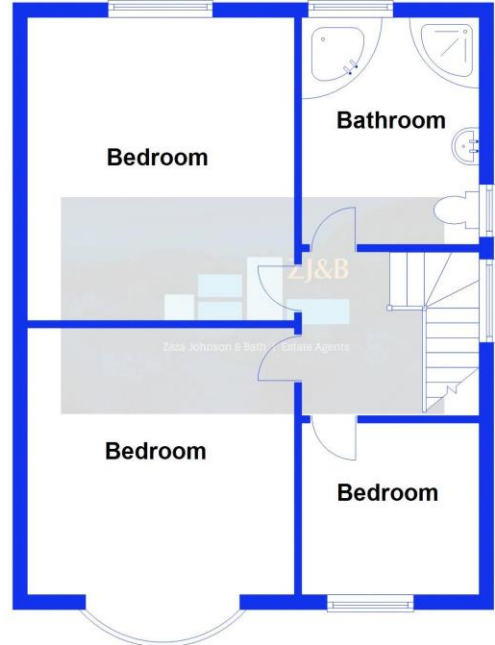
Ground Floor

Approx. 64.6 sq. metres (695.0 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



Total area: approx. 113.3 sq. metres (1219.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																	
56 Monkmoor Road SHREWSBURY SY2 5AX	Energy rating D																																
Valid until: 23 August 2033	Certificate number: 6237-4628-6200-0657-9222																																
Property type	Semi-detached house																																
Total floor area	119 square metres																																
Rules on letting this property																																	
Properties can be let if they have an energy rating from A to E.																																	
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																	
Energy rating and score	The graph shows this property's current and potential energy rating.																																
This property's current energy rating is D. It has the potential to be B.	Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
See how to improve this property's energy efficiency.	For properties in England and Wales: the average energy rating is D the average energy score is 60																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>60 D</td> <td>85 B</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	60 D	85 B	39-54	E			21-38	F			1-20	G			
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FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage