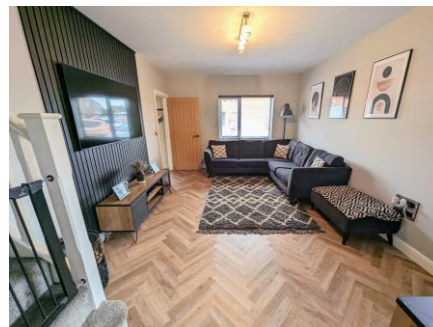




34 Frith Close, Monkmoor, Shrewsbury, Shropshire, SY2 5XW

Offers in the Region Of £290,000

This modern, 4 bedroom home has been enhanced by the present owners to a to a high standard throughout with quality finishing including parquet flooring on the ground floor, solid oak doors throughout, bespoke fitted wardrobes, storage cupboards and the added benefit of solar panels. The property provides 4 good size bedrooms, contemporary bathroom, large open plan kitchen/dining room, living room, downstairs WC. This fabulous property really must be seen to appreciate the quality of the finish.



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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 composite entrance door.

Entrance Hall 7' 4" x 6' 1" (2.23m x 1.85m)

Newly fitted parquet flooring, solid oak double doors to storage cupboard.

Inner Hallway 7' 4" x 6' 10" (2.23m x 2.08m)

Solid oak door, a verstile room with hand crafted double doors to useful storage cupboard, parquet flooring.

Downstairs WC

Fitted with wash basin, WC, towel radiator, extractor fan.

Living Room 11' 2" x 16' 10" (3.40m x 5.13m)

Solid oak door, parquet flooring, solid oak door to Kitchen, dual aspect double glazed windows to the front and side, feature panelled wall, 2 double radiators, staircase to First Floor Landing.

Kitchen/Dining Room 18' 10" x 8' 10" (5.74m x 2.69m)

Parquet flooring, attractively fitted with grey shaker style units, laminate work tops, composite sink unit with mixer tap, integrated 4 ring induction hob with stainless steel splash and Bosh filter hood above, integrated double oven, microwave and dishwasher, 3 double glazed window overlooking rear garden, radiator, uPVC double glazed door to the rear.

First Floor Landing

Carpet, double radiator, access to loft, part panelled feature wall, built in storage cupboard.

Bedroom 1 10' 4" x 11' 1" (3.15m x 3.38m)

Solid oak door, carpet, double radiator, double glazed window to the front.

Bedroom 2 8' 2" x 8' 10" (2.49m x 2.69m)

Solid oak door, carpet, double radiator, double glazed window to the rear.

Dressing Room/Bedroom 3

Solid oak door, carpet, double radiator, double glazed window to the front, hand crafted built in wardrobe, dressing table and storage.

Bedroom 4 6' 4" x 7' 6" (1.93m x 2.28m)

Solid oak door, carpet, double radiator, double glazed window to the rear.

Bathroom

Solid oak door, fitted with white 3 piece suite including bath with mixer tap and mixer shower over, wash basin, WC, fully tiled to bath walls, towel radiator, double glazed window to the side, extractor fan, tiled flooring.

Rear Garden

The property is situated in an enviable corner position providing a large garden area, which is a blank canvas for any potential purchaser to landscape and design as they like.

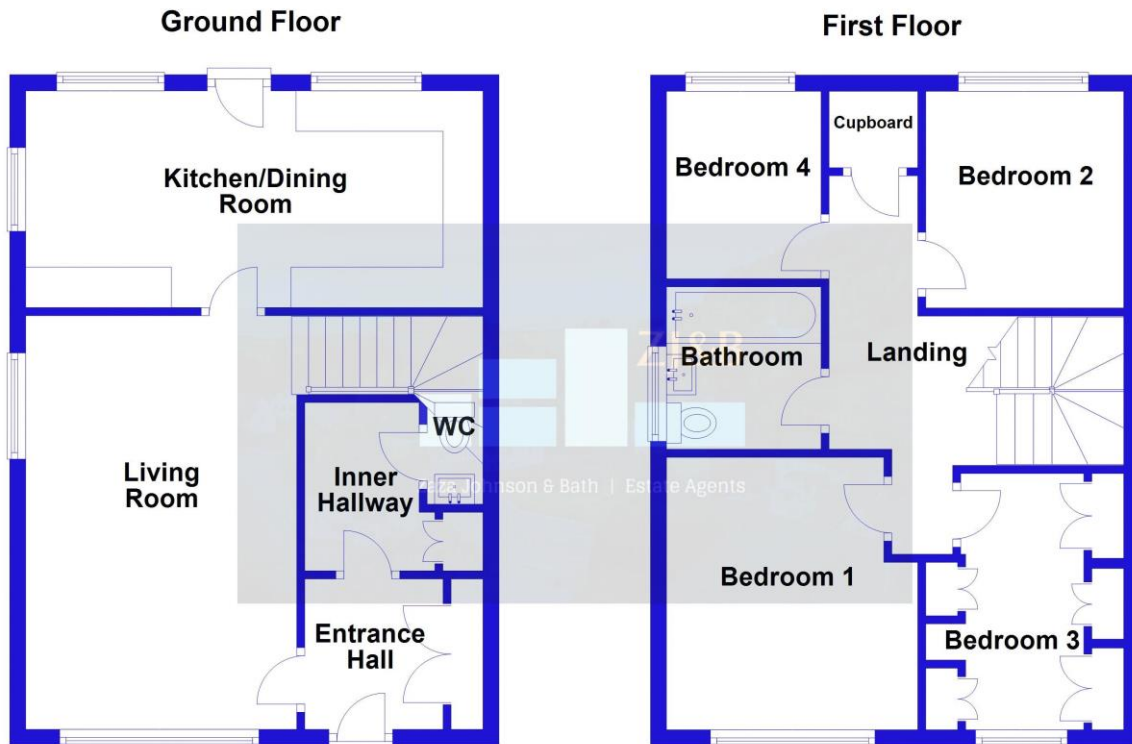
Outside - Front

The property is approached over a block paved driveway providing parking for 2 cars and access to the entrance door.

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**



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
Plan produced using PlanUp.

34 Frith Close, Monkmoor, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

27/09/2023, 15:55 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

34, Frith Close, Shrewsbury, SY2 2DW	Energy rating: A	Valid until: 20 April 2032 Certificate number: 7732-0834-9000-0309-3226
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Property type
Semi-detached house

Total floor area
97 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 assessment.](#)

Energy rating and score
This property's current energy rating is A. It has the potential to be A.
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property
Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition. Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.15 W/m ² K	Very good

<https://find-energy-certificate.service.gov.uk/energy-certificate/7732-0834-9000-0309-3226>



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