



## 113 Moneybrook Way, Meole, Shrewsbury, Shropshire, SY3 9PJ

**£200,000**

This surprisingly spacious, extended 3/4 bedroom mid terraced house should be of great appeal to young families. Accommodation includes: Hall, Living Room, Dining Room, Study/Ground Floor Bedroom, Kitchen, 3 First Floor Bedrooms, Bathroom, GCH, DG. Enclosed Garden And range Of Useful Outbuildings.  
Convenient Location In The South Of Shrewsbury.



**113 Moneybrook Way, Meole, Shrewsbury, Shropshire, SY3 9PJ Ref: 4822**

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**

Storm porch, double glazed entrance door with side window.

**Entrance Hall**

Radiator, staircase leads to First Floor Landing,

**Living Room** 14' 0" x 12' 8" (4.26m x 3.86m)

Walk in double glazed bay window to the front, radiator, under stairs storage cupboard, ornamental fire surround with electric fire inset.

**Dining Room** 9' 3" x 8' 9" (2.82m x 2.66m)

Wood effect laminate flooring, wall mounted heater, opening to Kitchen.

**Study/Ground Floor Bedroom** 9' 3" x 7' 10" (2.82m x 2.39m)

Radiator, double glazed window to the rear.

**Kitchen** 10' 3" x 9' 9" (3.12m x 2.97m)

Fitted with excellent range of units with laminated work tops, inset sink unit, tiled surround to work areas, integrated 5 ring gas hob, filter hood, electric oven and dishwasher. Tiled flooring, double glazed window to the rear, double glazed door to the side. Door to useful covered Porch.

**First Floor Landing**

Cupboard housing Glow-worm gas fired central heating boiler, access to roof space.

**Bedroom 1** 12' 10" x 9' 0" (3.91m x 2.74m) max

Radiator, wood effect laminate flooring, double glazed window to the rear.

**Bedroom 2** 11' 0" x 9' 4" (3.35m x 2.84m)

Radiator, built in wardrobe, double glazed window overlooking rear garden.

**Bedroom 3** 8' 9" x 7' 11" (2.66m x 2.41m)

Radiator, built in wardrobe, double glazed window to the front.

**Bathroom**

Fitted with white 3 piece suite providing bath with electric shower unit over, wash basin, WC, fully tiled walls, radiator, 2 double glazed windows.

**Outside - Front**

The property is approached over a double width pressed concrete driveway providing ample parking, walls with wrought iron work to either side. Covered Porch with gate through to shared passage way leading back to the front of the property. The access is shared with 115 Moneybrook Way. 2 useful brick built stores. Door leads to wooden garden room with doors to rear garden.

**Rear Garden**

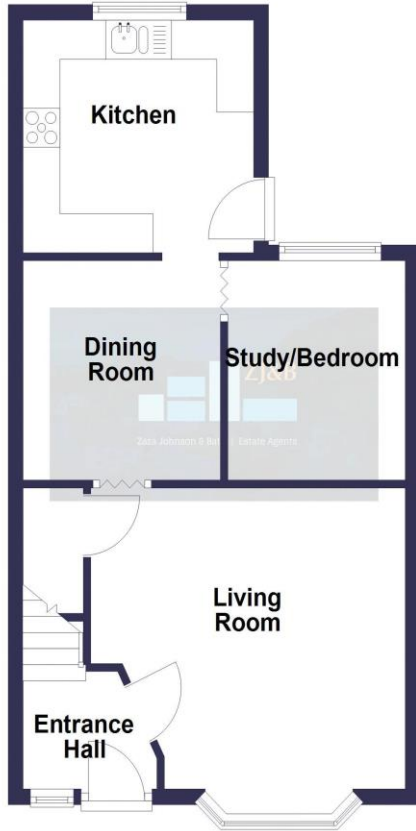
The private rear garden is enclosed by close boarded timber fencing with concrete posts. Timber decking and lawn with shrubs set around.

**Council Tax Band A**

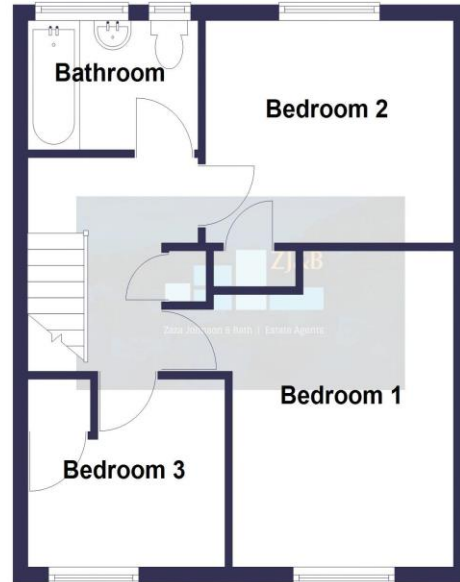
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

## Ground Floor



## First Floor



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.

## FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

113 Moreybrook Way SHREWSBURY SY3 9PJ	Energy rating <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: 15 May 2034  Certificate number: 9350-3038-0205-9754-0200	
Property type		Mid-terrace house	
Total floor area		82 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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

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



### **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**