



## 100 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire, SY2 5BN

### Offers in the Region Of £435,000

A lovely, 4 bedroom detached property located in this popular part of Shrewsbury and within easy access of the town centre and link roads. The extended accommodation includes Entrance Porch, Entrance Hall, Sitting Room, Living Room, Superb Kitchen/Dining Room, Office/Workshop/ Large Store, 4 Double Bedrooms, En-suite Shower Room and Bathroom, Good Size Enclosed Rear Garden, Large Driveway, DG, and GCH.



**100 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire, SY2 5BN Ref: 4839**

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**

uPVC double glazed entrance door.

**Porch**

Double glazed windows, tiled flooring, glazed wooden entrance door.

**Entrance Hall** 15' 11" x 5' 11" (4.85m x 1.80m)

2 single glazed windows to the front, parquet flooring, radiator, runways carpeted staircase to First Floor Landing.

**Cloakroom/WC** 4' 10" x 2' 9" (1.47m x 0.84m)

Double glazed window to the side, tiled flooring. Fitted with WC and corner wash basin.

**Sitting Room** 11' 5" x 10' 11" (3.48m x 3.32m)

Black painted floor boards, double glazed bay window to the front, radiator, chimney breast with brick fireplace and multi-fuel burner inset, alcoves to either side with storage and shelving.

**Extended Living Room** 19' 7" x 10' 10" (5.96m x 3.30m)

A lovely room with wood effect laminate flooring, radiator, uPVC double glazed French doors lead to rear garden, fireplace with wood burner inset.

**Extended Kitchen/Dining Room** 21' 11" x 11' 5" (6.68m x 3.48m)

A beautiful, light and airy room with 2 Velux roof lights, double glazed window overlooking rear garden, double French doors to the rear. The Kitchen is fitted with base units with solid wood work tops, space for range cooker, tiled splash back and filter hood over, inset Belfast style sink unit, tiled flooring,

**Office/Workshop** 13' 0" x 9' 11" (3.96m x 3.02m)

Converted from the original garage. The front portion of the garage has been kept for storage with access to the front of the property.

**Store Room** 10' 11" x 9' 11" (3.32m x 3.02m)

**First Floor Landing** 8' 3" x 5' 11" (2.51m x 1.80m)

Window to the side.

**Bedroom 1** 11' 2" x 10' 11" (3.40m x 3.32m)

Built-in wardrobe with overhead storage, double glazed bay window to the front, double radiator, door to En-Suite.

**En-Suite Shower Room** 8' 1" x 5' 11" (2.46m x 1.80m)

Radiator, double glazed window to the front. Fitted with white 3 piece suite including corner shower cubicle with aqua boarding, wash basin and WC, vinyl flooring.

**Bedroom 2** 10' 10" x 10' 9" (3.30m x 3.27m)

Black painted floor boards, radiator, double glazed window to the rear overlooking garden.

**Bedroom 3** 10' 1" x 9' 2" (3.07m x 2.79m)

Grey wood effect laminate flooring, radiator, double glazed window to the front.

**Bedroom 4** 14' 4" x 10' 1" (4.37m x 3.07m)

Grey wood effect laminate flooring, double radiator, double glazed window overlooking rear garden.

**Bathroom** 8' 11" x 5' 10" (2.72m x 1.78m)

**Rear Garden**

Approached onto a large paved patio with large area of lawn beyond and enclosed by timber fencing. Further patio area and BBQ cooking area. Double glazed French doors lead to Office/Workshop. Space for shed. Outside workshop (currently used as a music room).

**External - Front**

The property is approached over a large Tarmac driveway providing ample parking. Pathway to the side leads to the rear of the property. The front garden is enclosed by fencing and hedging.

**Council Tax Band D**

**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. 85.9 sq. metres (925.1 sq. feet)



### First Floor

Approx. 65.1 sq. metres (701.1 sq. feet)



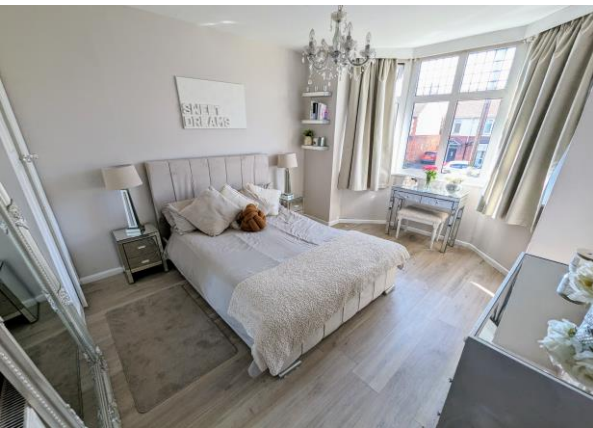
Total area: approx. 151.1 sq. metres (1626.3 sq. feet)

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.

**FLOOR PLANS FOR GUIDANCE ONLY**





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**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**