



6 Abbots Way, Monkmoor, Shrewsbury, Shropshire, SY2 5QQ

Offers in the Region Of £210,000

An excellent opportunity to purchase this spacious three bedroom semi detached home in need of general modernisation throughout. The property benefits from a good size garden and is being sold with no upward chain. The accommodation comprises of: Entrance Hall, Living Room, Kitchen, Dining Room, 3 bedrooms, Bathroom, Store room, Workshop, Large private garden, Driveway.



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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.

Entrance Hall 5' 6" x 4' 2" (1.68m x 1.27m)
Glazed UPVC door, Carpeted staircase, Doors to Sitting Room and Living Room

Living Room 17' 11" x 10' 11" (5.46m x 3.32m)
Carpeted, Window facing front aspect, Radiator, Sliding patio doors leading to rear garden, Gas fire place with surround

Kitchen 15' 2" x 8' 0" (4.62m x 2.44m)
Tile affect vinyl flooring, under stairs storage cupboard, Kitchen units with laminate worktop, plumbing for washing machine, sink unit, window facing rear aspect

Dining Room 9' 5" x 12' 0" (2.87m x 3.65m)
Wood style affect laminate flooring, radiator, window facing front aspect, corner bricked fireplace.

Rear Porch 6' 3" x 9' 3" (1.90m x 2.82m)

Store 2' 8" x 5' 8" (0.81m x 1.73m)

Workshop 8' 11" x 9' 1" (2.72m x 2.77m)

Landing 5' 10" x 9' 7" (1.78m x 2.92m)
Window facing rear aspect, access to loft, x2 storage cupboards with one housing combi boiler

Bedroom 1 12' 1" x 10' 11" (3.68m x 3.32m)
Exposed floorboards, radiator, window facing front aspect, built in wardrobe

Bedroom 2 9' 5" x 12' 0" (2.87m x 3.65m)
Exposed floorboards, radiator, window facing front aspect, built in wardrobe, over stairs storage cupboard

Bedroom 3 8' 0" x 8' 9" (2.44m x 2.66m)
Carpeted, radiator, window facing rear aspect

Bathroom 5' 6" x 7' 8" (1.68m x 2.34m)
Exposed floorboards, window facing rear aspect, bath with electric shower, WC, hand basin, towel radiator, part tiled surround

Rear Garden
Slabbed patio area, good size lawn area, bordered by hedging and fencing

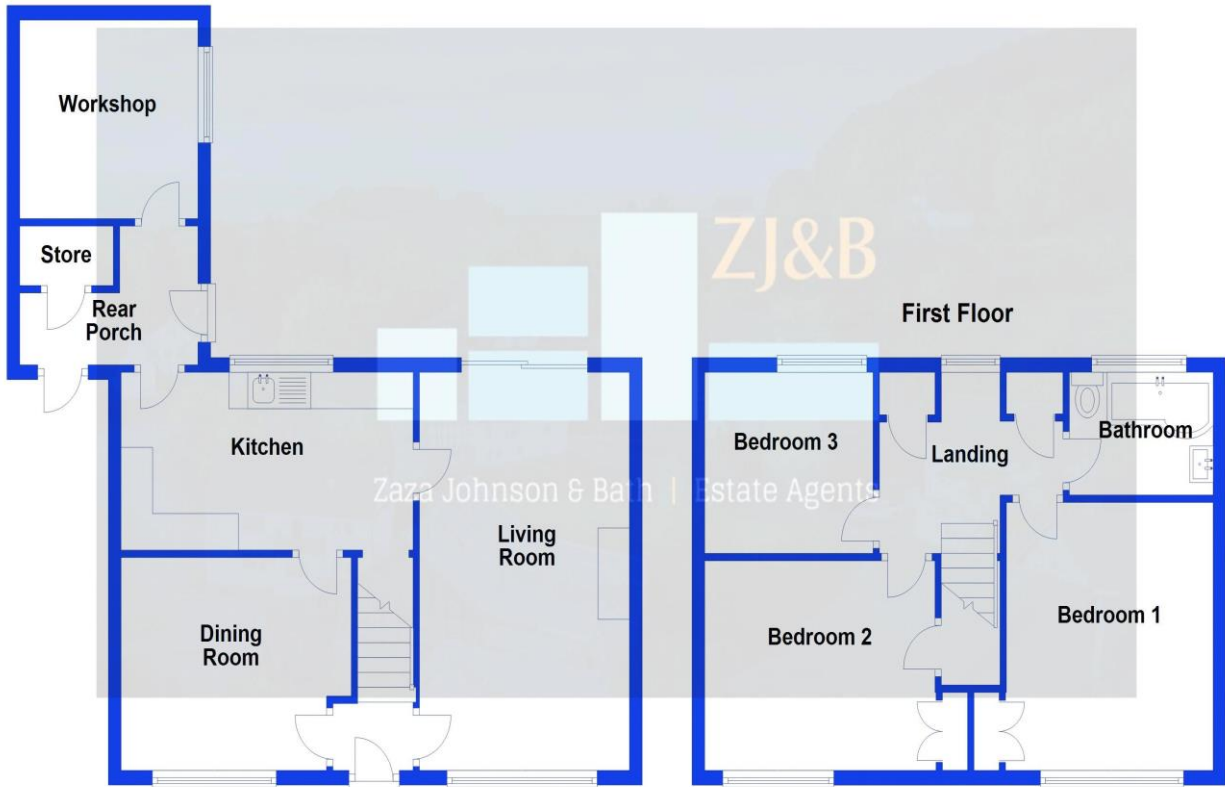
External - Front
Slabbed driveway, side lawn, slabbed pathway to front door

Council Tax Band B

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



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



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