ZJ&B
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Estate Agents

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2 Judith Butts Lane, Monkmoor, Shrewsbury, Shropshire, SY2 5BG

£210,000

A 3 bedroom semi detached home located in a quiet private position off Monkmoor Road. The property is in need of general modernisation throughout and offers great scope for further improvement. he spacious accommodation includes Entrance Hall, Living/Dining Room, Kitchen, 3 Double Bedrooms, Bathroom, Good Size Private Rear Garden. Located in the popular area of Monkmoor within easy access of shops, pubs, restaurants and takeaway and just a short distance from Shrewsbury town centre. No Upward Chain.

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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
Wooden entrance door.

Entrance Hall 6' 8'' x 10' 11'' (2.03m x 3.32m)
Parquet flooring, carpeted staircase leading to First Floor Landing, built in cloaks cupboard, radiator.

Living/Dining Room 15' 11'' x 19' 2'' (4.85m x 5.84m)
Parquet flooring, 2 radiators, wooden double glazed window overlooking rear garden, wooden double glazed patio doors with side windows opening onto rear garden.

Kitchen 11' 8'' x 7' 9'' (3.55m x 2.36m)
Tiled flooring, fitted with good range of units, worktops with inset stainless steel sink unit, double glazed window and door to the side, useful under stairs storage cupboard. Integrated 4 ring gas hob with oven beneath and filter hood above, space and plumbing for washing machine.

First Floor Landing 12' 11'' x 3' 2'' (3.93m x 0.96m)
2 wooden double glazed windows to the front and side, access to loft, radiator.

Bedroom 1 12' 11'' x 9' 6'' (3.93m x 2.89m)
Exposed floor boards, wooden double glazed window to the rear, radiator, built in storage cupboard and shelving.

Bedroom 2 10' 0'' x 9' 6'' (3.05m x 2.89m)
Exposed floor boards, wooden double glazed window to the front, radiator, storage cupboard housing combination central heating boiler.

Bedroom 3 10' 0'' x 9' 6'' (3.05m x 2.89m)
Exposed floor boards, radiator, wooden double glazed window to the rear.

Bathroom 6' 2'' x 6' 9'' (1.88m x 2.06m)
Fitted with 3 piece suite including bath with electric shower over, wash basin, WC, wooden double glazed window to the side, part tiled walls, radiator.

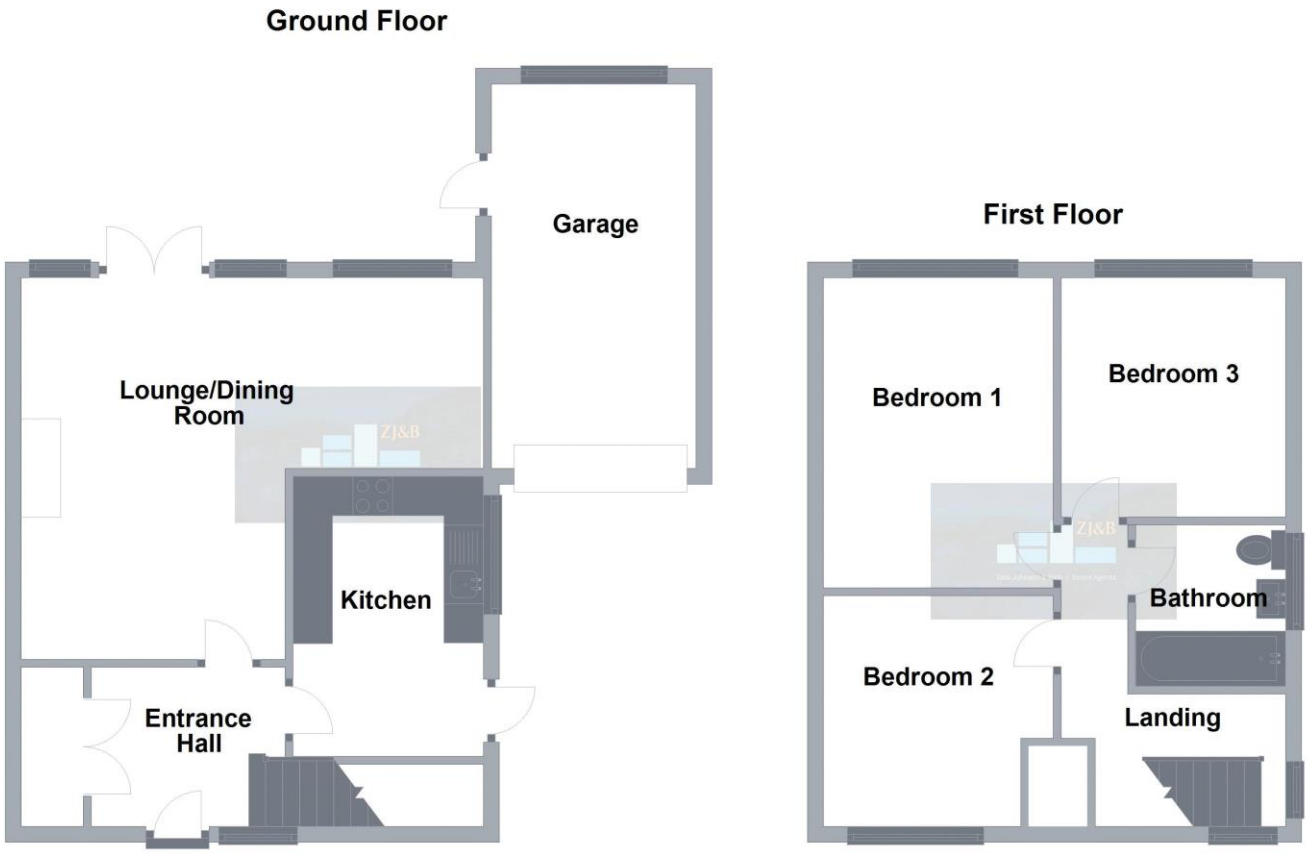
Rear Garden
Beautifully maintained garden, approached onto a paved patio with small stone area. 2 good size lawns, paved pathway leading to the rear of the garden with base for shed and further gravel patio. Access to the garage.

Outside - Front
Tarmac driveway, brick wall to the front and fencing to either side. Neat area of lawn with shrub border, paved pathway to the entrance door. The property is accessed from Monkmoor Road onto a private unadopted road - Judith Butts Lane and property is the 3rd house on the left hand side.

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 tooland 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