



115 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire, SY2 5BB

Offers in the Region Of £350,000

This surprisingly spacious extended traditional 4 bedroom family home offers excellent family sized accommodation including: Entrance Hall, Sitting Room, Extended Living Room, Extended Kitchen/Dining Room, Rear Lobby, WC, Rear Porch, 3 Bedrooms And Bathroom On The First Floor, Large Bedroom On The Second Floor With Great View. Attractive Well Stocked Garden, GCH, Large Garage. No Upward Chain. Enjoying an excellent location close to the heart of the town. Viewing Is A Must.



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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 entrance door with window above.

Spacious Entrance Hall 15' 5" x 6' 5" (4.70m x 1.95m)

Radiator, double glazed side window, useful under stairs cupboard, staircase leads to First Floor Landing.

Sitting Room 12' 0" x 11' 6" (3.65m x 3.50m)

Walk in double glazed bay window to the front, radiator, feature brick-tile fireplace with tiled hearth and gas fire inset.

Impressive Kitchen/Dining Room 16' 10" x 16' 10" max 8' 10" min (5.13m x 5.13m/2.69m)

'L' shape room fitted with excellent range of units with laminated worktops, inset sink unit, tiled surround to work areas, radiator, high level side window, further window to the rear. Doors to Lobby and Garage.

Extended Living Room 21' 6" x 11' 5" (6.55m x 3.48m)

Feature fireplace with coal effect gas fire inset, 2 radiators, double glazed sliding patio doors lead onto and enjoy views over attractive well stocked rear Garden.

Lobby

Door to Ground Floor WC and door to Rear Porch.

Ground Floor WC

Double glazed window to the rear.

Rear Porch

Tiled flooring, door to rear Garden, double glazed window to the rear.

Garage 19' 7" x 8' 10" (5.96m x 2.69m)

Up and over door, power and lighting, wall mounted Main Combi Eco gas central heating boiler.

First Floor Landing

Large window to the side, wooden staircase leads to Second Floor Landing.

Bedroom 1 12' 0" x 11' 5" (3.65m x 3.48m)

Period door, double radiator, double glazed window with open aspect over rear Garden.

Bedroom 2 11' 5" x 11' 4" (3.48m x 3.45m)

Period door, double radiator, double glazed window to the front, range of fitted wardrobes with sliding doors to one wall.

Bedroom 4 8' 0" x 7' 0" (2.44m x 2.13m)

Period door, radiator, double glazed window to the front.

Bathroom

Fitted with white 3 piece suite providing bath with shower unit over, wash basin and WC, tiled wall areas, radiator, shaver socket, double glazed window to the rear, built in storage cupboard.

Second Floor Landing

Double glazed window to the side.

Bedroom 3 11' 9" max x 9' 11" min (3.58m x 3.02m)

Large double glazed window enjoying fine views to the rear, useful under eaves storage cupboards.

Outside - Front

Approached over a driveway providing parking and access to Garage. Well stocked front Garden with shrubs, heathers and rose bushes.

Rear Garden

Approached onto a paved patio. Central garden laid to lawn with deep particularly well stocked beds and borders, enclosed by a combination of fencing and hedging.

Services

Mains gas, electricity, water and drainage are connected to the property.

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**



115 Monkmoor Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

115 Monkmoor Road SHREWSBURY SY2 5SD	Energy rating C	Valid until: 25 April 2035
		Certificate number: 0370-2705-8440-2725-2985

Property type: Semi-detached house
Total floor area: 136 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 C. 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
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	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