



**Zaza Johnson & Bath**  
Estate Agents

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## **251 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire, SY2 5SW**

### **Offers in the Region Of £224,950**

This very well presented 3 bedroom semi detached house is well situated in a cul-de-sac setting. The property offers a large well maintained garden and the spacious accommodation includes: Entrance Hall, Living Room, Large Fitted Kitchen/Dining Room, Utility Room, 3 Good Bedrooms, Shower Room, GCH, DG, Double Width Driveway Provides Ample Parking. We Suggest That You Book A Viewing.



## **251 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire, SY2 5SW**

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 side screen.

### **Entrance Hall**

Wooden flooring, staircase leads to First Floor Landing.

**Living Room** 15' 11" x 12' 8" (4.85m x 3.86m)  
Exposed pine door, stylish fuel effect electric fire, radiator, 2 double glazed windows to the front.

**Kitchen/Dining Room** 15' 11" x 11' 9" max 8' 6" min (4.85m x 3.58m/2.59m)  
Fitted with an excellent range of units with laminated worktops, Blanco inset 1 1/2 bowl sink unit, Integrated washing machine, dishwasher, electric oven, 4 ring gas hob with glass splash back and filter hood above. Ample space for dining table, radiator, under stairs storage cupboard, 2 double glazed windows overlook attractive, spacious garden.

**Utility Room** 8' 9" x 5' 10" (2.66m x 1.78m)  
Range of built in storage cupboards, double glazed doors to the front and rear.

### **First Floor Landing**

Radiator, large built in airing cupboard with sliding doors also housing Worcester gas fired combination central heating boiler, access to roof space

**Bedroom 1** 12' 10" x 9' 0" (3.91m x 2.74m)  
Radiator, range of fitted wardrobes with high level storage cupboards above, further built in wardrobe, radiator, double glazed window to the front.

**Bedroom 2** 9' 0" x 8' 8" (2.74m x 2.64m)  
Radiator, built in wardrobe, double glazed window overlooking rear garden.

**Bedroom 3** 9' 10" x 6' 7" (2.99m x 2.01m)  
Built in wardrobe, radiator, double glazed window to the front.

### **Shower Room**

Fitted with white 3 piece suite including large shower cubicle with twin shower heads, wash basin, WC, extensive tiled areas, radiator, double glazed window to the rear.

### **Outside - Front**

The property is approached over a double width gravel driveway providing parking for several cars. Gate with wide pathway to the front.

### **Rear Garden**

Approached onto a paved patio with pergola, useful, adjoining brick built garden store. Beyond the patio the first section provides lawn with timber shed, large trellis fencing opening to second area of garden with lawn and raised beds and patio to the corner. The garden is enclosed by close boarded timber fencing with concrete posts.

### **Services**

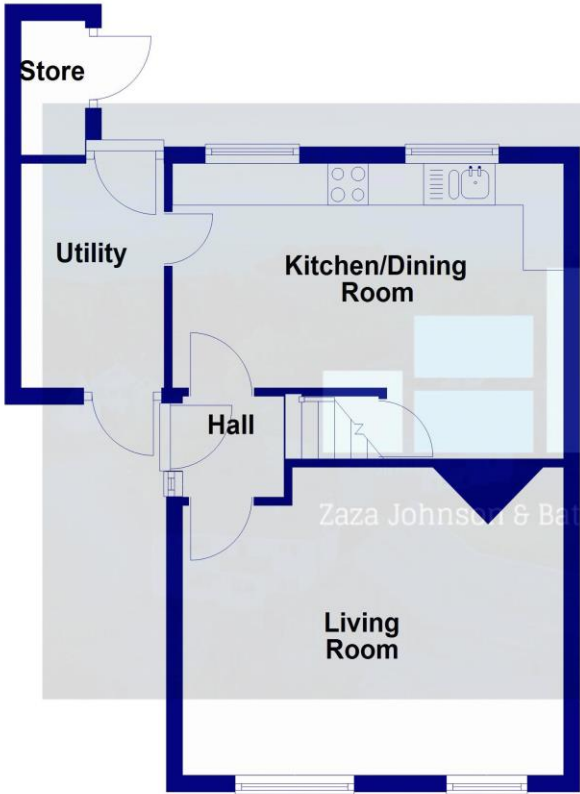
Mains Water, Drainage, Gas and Electricity are connected to the property.

### **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



First Floor



251 Monkmoor Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

251 MONKMOOR ROAD, SHREWSBURY SY3 6BW	Energy rating <b>C</b>	Valid until 7 October 2030
		Certificate number 9159-2083-5086-2860-8725

Property typeSemi-detached house

Total floor area71 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/landlords-who-let-a-property) (<https://www.gov.uk/guidance/landlords-who-let-a-property>) or visit [www.gov.uk/guidance/landlords-who-let-a-property](https://www.gov.uk/guidance/landlords-who-let-a-property).

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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

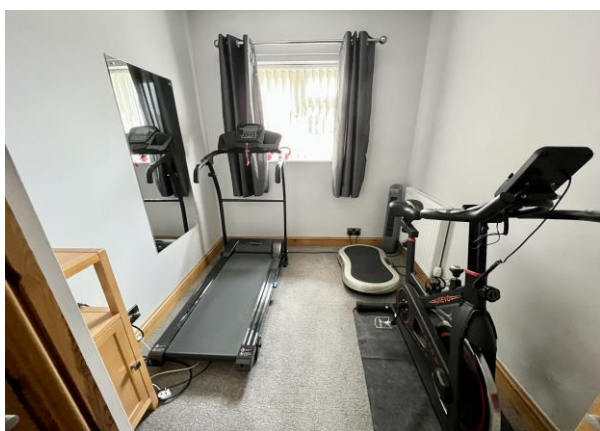
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance





### **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**