



Zaza Johnson & Bath
Estate Agents

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34 Frith Close, Monkmoor, Shrewsbury, Shropshire, SY2 5XW

Offers in the Region Of £320,000

This modern four-bedroom home has been thoughtfully upgraded by the current owners to a high standard throughout. Quality finishes include herringbone flooring on the ground floor, solid oak doors, bespoke fitted wardrobes, and custom-built storage cupboards. The property also benefits from energy-efficient solar panels. Offering four generously sized bedrooms, a contemporary family bathroom, a spacious open-plan kitchen/dining area, a separate living room, and a downstairs WC, bi-fold doors opening on to rear garden with newly laid patio.

This beautifully presented home must be seen to fully appreciate the quality of its finish.



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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 composite entrance door.

Entrance Hall 7' 4" x 6' 1" (2.23m x 1.85m)

Newly fitted parquet flooring, solid oak double doors to storage cupboard.

Inner Hallway 7' 4" x 6' 10" (2.23m x 2.08m)

Solid oak door, a versatile room with hand crafted double doors to useful storage cupboard, parquet flooring.

Downstairs W/c

Fitted with wash basin, WC, towel radiator, extractor fan.

Living Room 11' 2" x 16' 10" (3.40m x 5.13m)

Solid oak door, parquet flooring, solid oak door to Kitchen, dual aspect double glazed windows to the front and side, feature panelled wall, 2 double radiators, staircase to First Floor Landing.

Kitchen/ Dining Room 18' 10" x 8' 10" (5.74m x 2.69m)

Parquet flooring, attractively fitted with grey shaker style units, laminate work tops, composite sink unit with mixer tap, integrated 4 ring induction hob with stainless steel splash and Bosh filter hood above, integrated double oven, microwave and dishwasher, 3 double glazed window overlooking rear garden, radiator, newly fitted uPVC double glazed bi-fold doors to rear garden.

First Floor Landing

Carpet, double radiator, access to loft, part panelled feature wall, built in storage cupboard.

Bedroom 1 10' 4" x 11' 1" (3.15m x 3.38m)

Solid oak door, carpet, double radiator, built in triple wardrobe, double glazed window to the front.

Bedroom 2 8' 2" x 8' 10" (2.49m x 2.69m)

Solid oak door, carpet, double radiator, double glazed window to the rear.

Bedroom 3 10' 5" x 8' 2" (3.17m x 2.49m)

Solid oak door, carpet, double radiator, double glazed window to the front, hand crafted built in wardrobe, dressing table and storage.

Bedroom 4/ Office 6' 4" x 7' 6" (1.93m x 2.28m)

Solid oak door, carpet, double radiator, built in double wardrobe, double glazed window to the rear.

Bathroom

Solid oak door, fitted with white 3 piece suite including bath with mixer tap and mixer shower over, wash basin, WC, fully tiled to bath walls, towel radiator, double glazed window to the side, extractor fan, tiled flooring.

Rear Garden

The property is situated in an enviable corner position providing a large garden area with trees to the rear providing a highly private area. Recently having been re landscaped by the current vendor offering a mix of stoned and turfed area.

Outside Front

The property is approached over a block paved driveway providing parking for 2 cars and access to the entrance door.

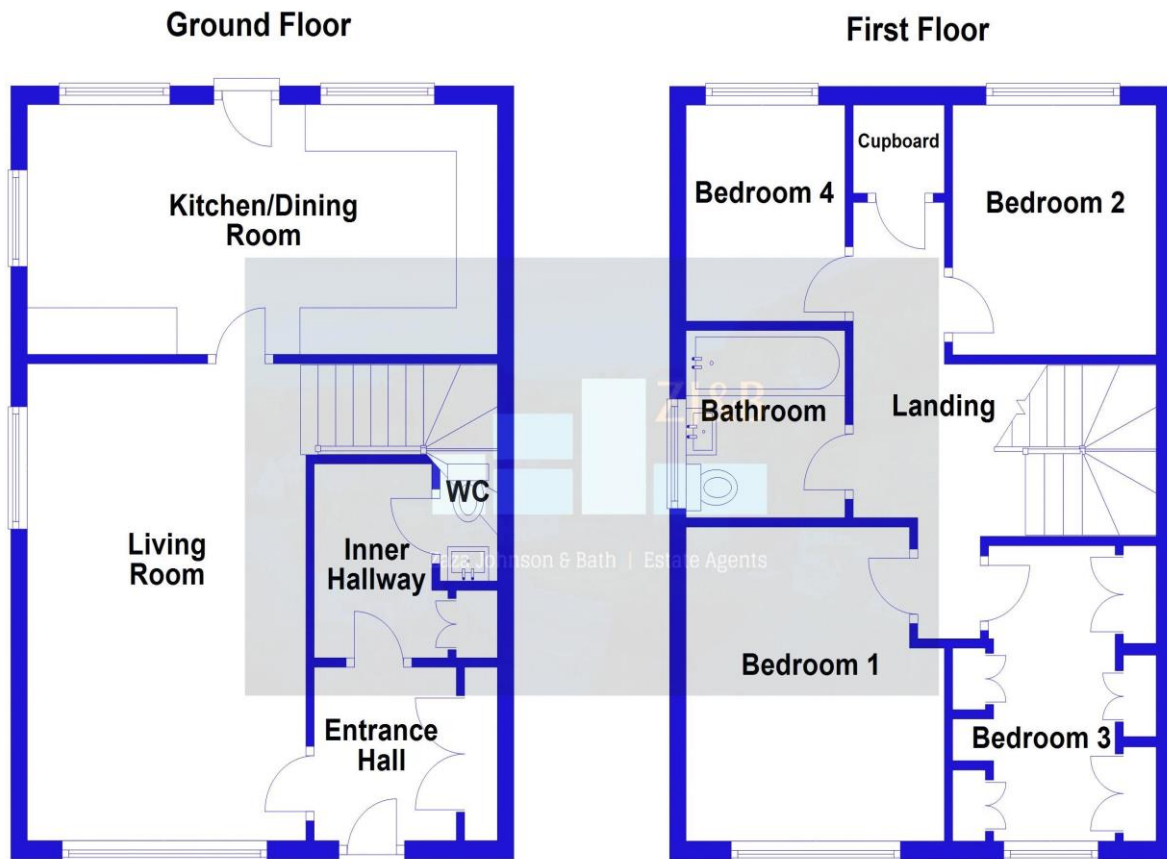
Site Maintenance Charge

£330.00 per annum. Can be paid in full or monthly instalments.

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 tool and not an exact replication of the property. Plan produced using PlanUp.
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34 Frith Close, Monkmoor, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

34 Frith Close Shrewsbury SY2 5XW	Energy rating A	Valid until:	20 April 2032
		Certificate number:	7732-0834-9000-0309-3226

Property type: Semi-detached house

Total floor area: 97 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 A. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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