



Abbots Road, Monkmoor,
Shrewsbury



OIRO £220,000

- Three Bedrooms
- Large Eat-in Kitchen/Living Area
- Large Store Room with WC
- South Facing Garden
- Near Schooling
- Investment Potential
- Freehold
- EPC rating D

Because property is personal with...

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Welcome to this spacious, brick-built, three double bedroom end-of-terrace family house, located in a popular residential area with easy access to local schooling and Shrewsbury town centre. This home is perfect for a variety of buyers, including first-time buyers, growing families, and investors.

Property Features:

Inviting Entrance Hall: A welcoming space that sets the tone for this charming home with understairs storage.

Dining Room/Office: Featuring a fireplace (currently blocked off), this versatile room can serve as a dining area or a home office.

Open Plan Kitchen/Dining/Living Room: This expansive area includes a built-in fridge/freezer, gas hob, double electric oven, and French doors that open to the rear garden, perfect for family gatherings and entertaining.

Utility Area: With space and plumbing for a washing machine, this area also connects to the outhouse.

Outhouse: Includes a guest cloakroom, additional storage/workshop, and access to both the rear and front gardens.

Three Bedrooms: Two spacious double bedrooms, one with built-in wardrobes, and one good-sized single bedroom.

Modern Family Bathroom: Featuring a shower over the bath for convenience and porthole window. and front gardens.



Outdoor Space:

Front Garden: Approached through two separate wooded gates with paved pathways to the front and side doors, surrounded by lawned areas.

South-Facing Rear Garden: Mainly laid to lawn with a patio area, perfect for outdoor relaxation and entertaining.

Additional Benefits: Gas Central Heating and Double Glazing Throughout

Location:

A variety of schooling options are within walking distance, along with a convenience store and a fish bar. The banks of the River Severn are also nearby, and Shrewsbury Town Centre offers a wide selection of shops, bars, restaurants, and coffee shops.

Don't miss out on the opportunity to make this perfect family home yours. Schedule a viewing today!

Hallway 1.87m x 2.20m (6'1" x 7'2")

Dining Room/Office 3.32m x 2.99m (10'11" x 9'10")

Open Plan Kitchen/Dining/Living Room 0.00m x 0.00m (0'0" x 0'0")

Store Room/Work Shop 2.49m x 3.10m (8'2" x 10'2") Plus guest cloakroom

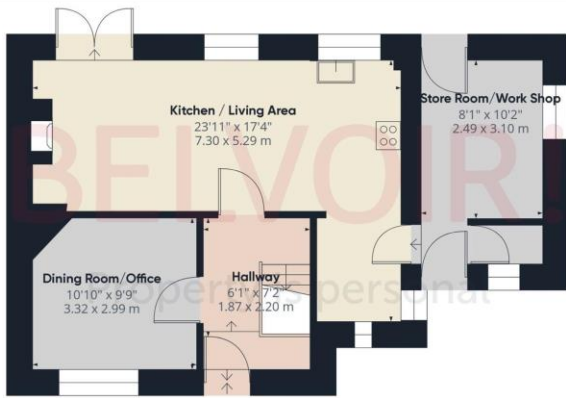
Landing 1.87m x 1.81m (6'1" x 5'11")

Bedroom One 4.32m x 2.98m (14'2" x 9'10") Plus built-in wardrobing

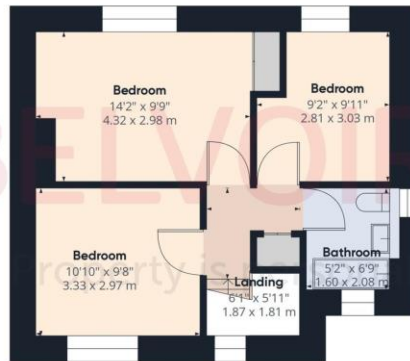
Bedroom Two 3.33m x 2.97m (10'11" x 9'8")

Bedroom Three 2.81m x 3.03m (9'2" x 9'11")

Bathroom 1.60m x 2.08m (5'2" x 6'10")



Ground Floor



Floor 1

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Property is personal

Approximate total area⁽¹⁾

976.43 ft²
90.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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