



**21 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AG**

3 bedroom end terrace house—£320,000 Freehold

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Coopergreenpooks.co.uk

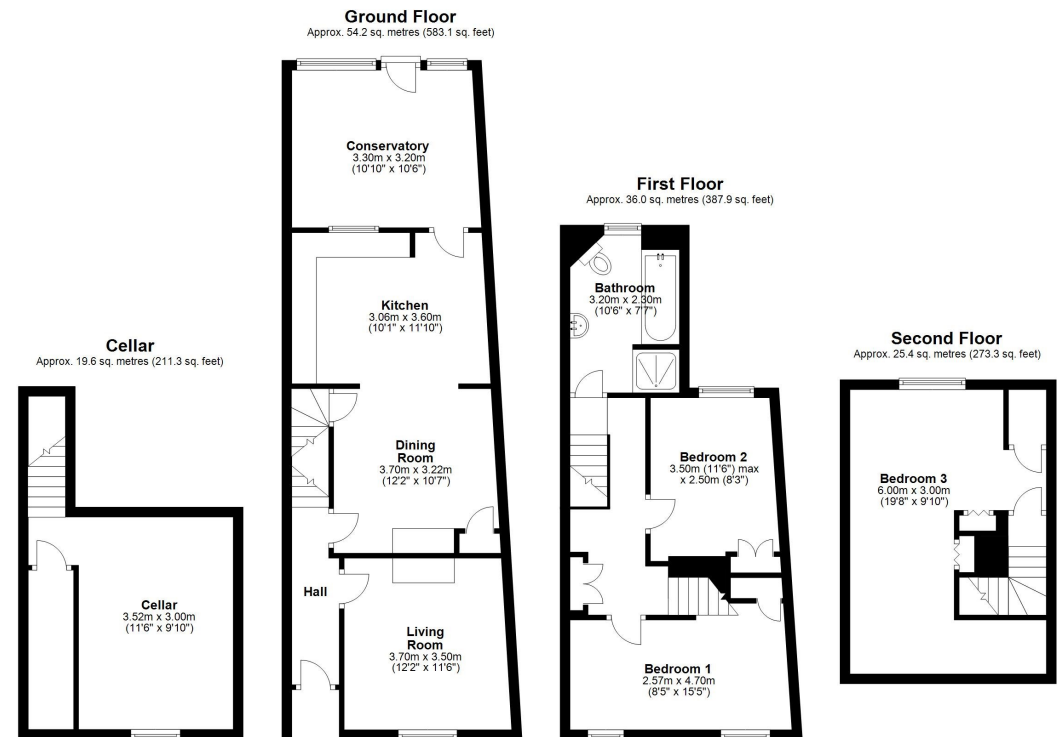
£320,000 Freehold—3 bedroom end terrace house

sales@cgpooks.co.uk

This attractive end terrace house of character offers substantial and versatile accommodation over four floors, while benefitting from a landscaped rear garden, private parking and lovely views towards the town centre.

## KEY FEATURES

- Entrance hall with turning staircase to a spacious landing
- Two good sized reception rooms, both having feature fireplaces
- Fitted kitchen, which is open plan to the dining room, with Belfast sink and glazed door the utility/conservatory which opens onto the rear garden
- On the first floor are two bedrooms and a large family bathroom with separate shower
- There is a versatile third bedroom with useful storage on the second floor, which is currently used as a guest room and office, while offering potential to create a fantastic master suite and has impressive views towards the town centre
- Double glazed windows and gas fired central heating
- Private landscaped garden comprising areas of lawn, paved and gravelled terracing, and planted borders
- To the rear of the property is a gated parking area which is owned by the row of three terraced houses, of which number 21 has space for one car. This area of land has vehicular access off Monkmoor Road and there is also gated pedestrian access at the bottom of the garden
- A very popular and convenient location, just a short walk from some excellent amenities, primary and secondary schools, as well as being less than a mile from the town centre



Total area: approx. 135.2 sq. metres (1455.6 sq. feet)

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 Floorio.







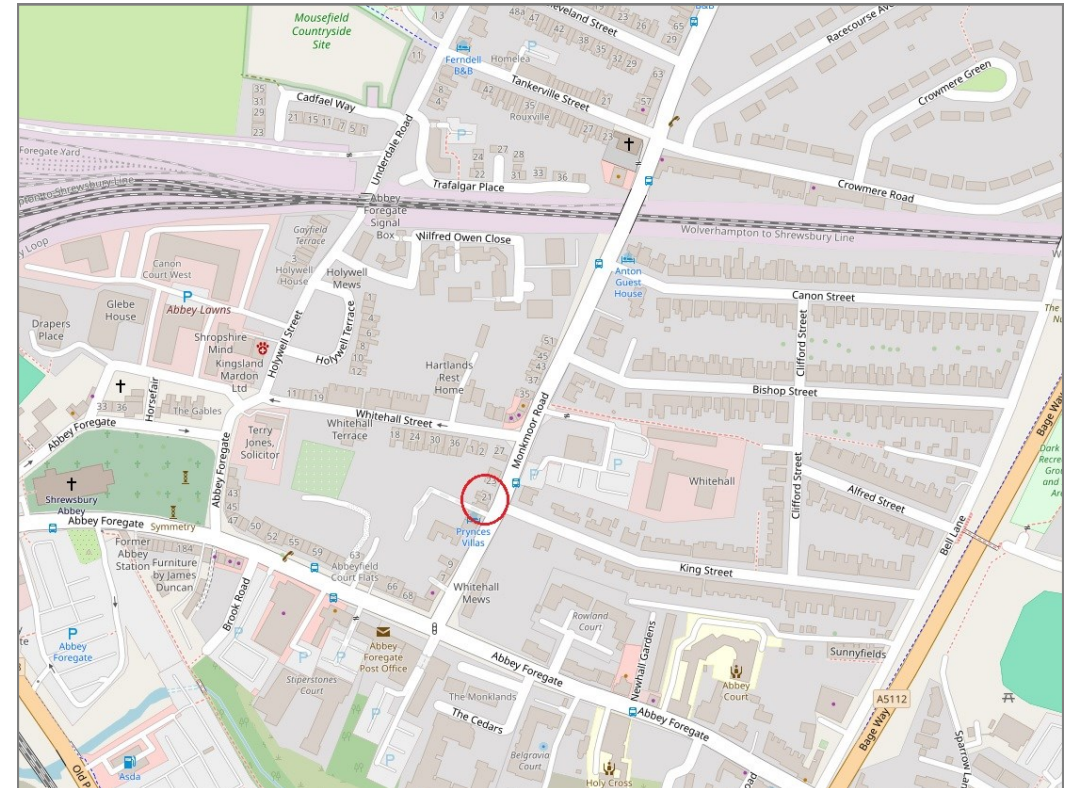




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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

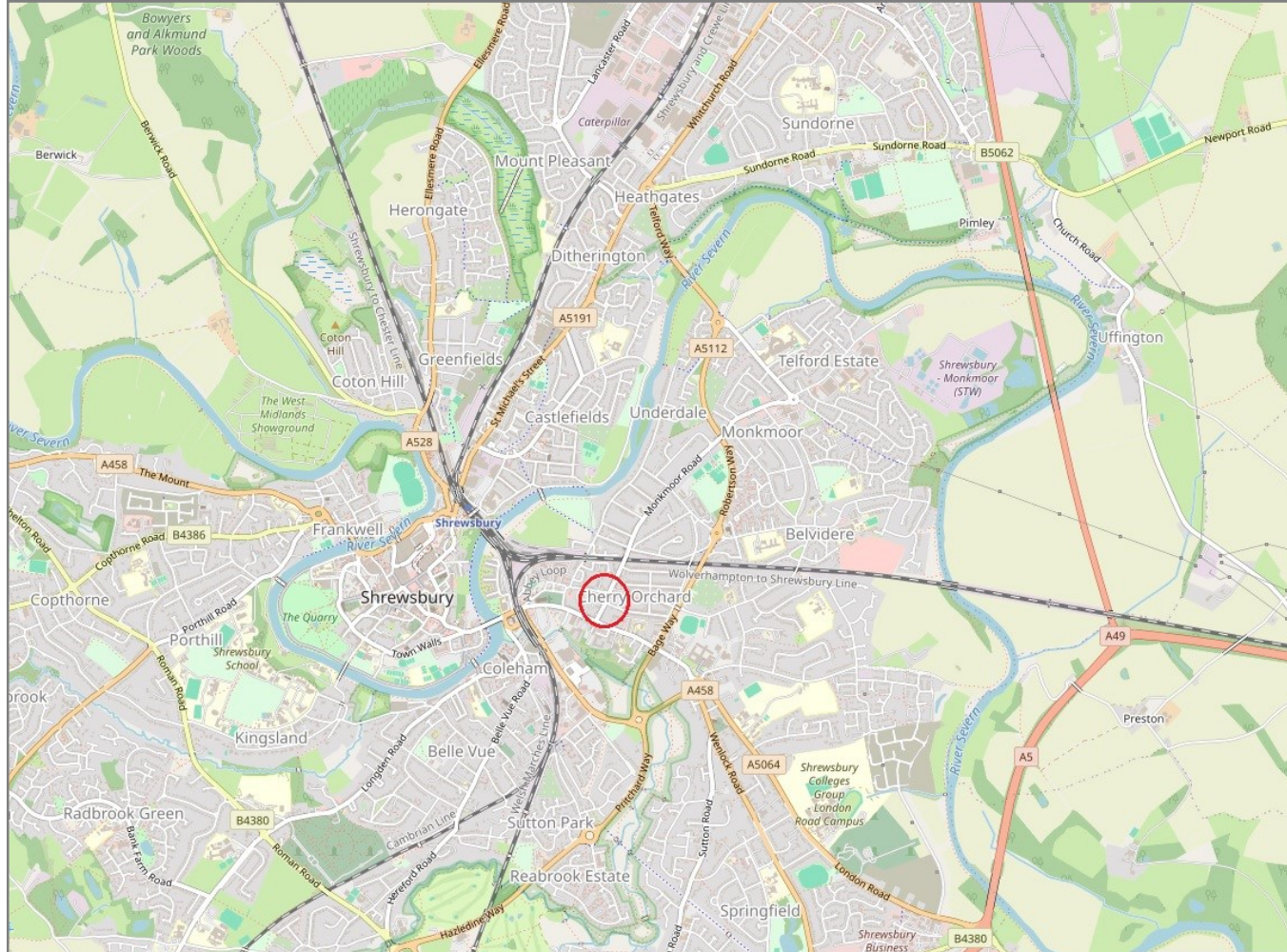


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