



42 Monkmoor Road, Monkmoor, Shrewsbury SY2 5AU

4 bedroom detached house — £475,000 Freehold

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£475,000 Freehold—4 bedroom detached house

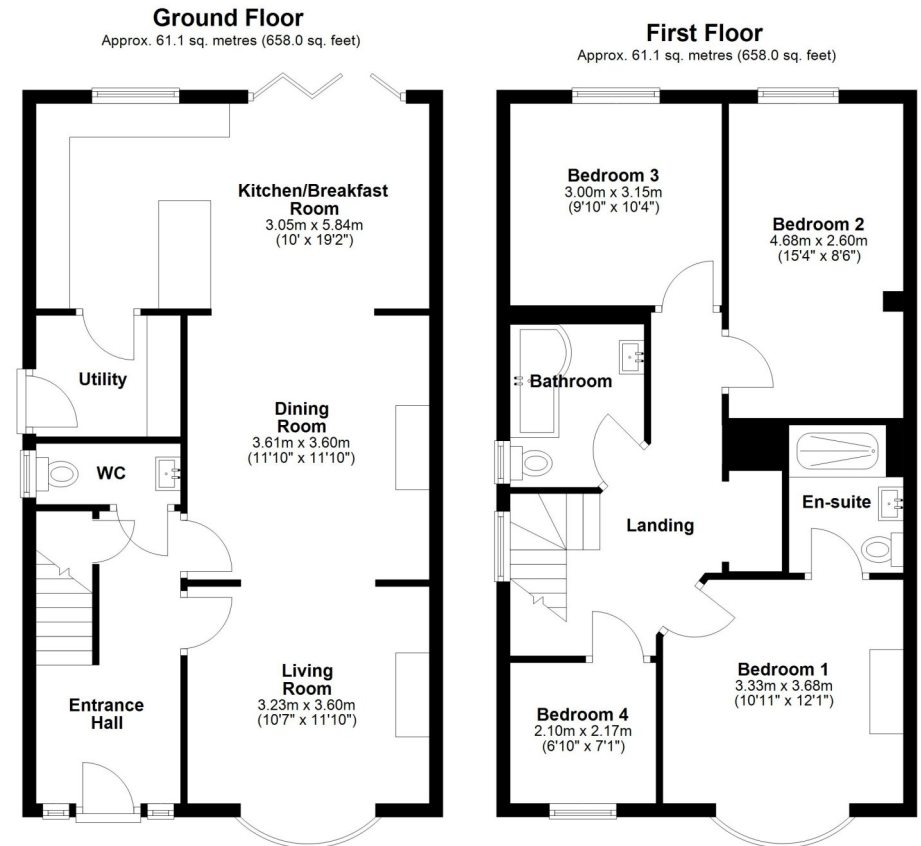
sales@cgpooks.co.uk

Coopergreenpooks.co.uk

Am impressive and significantly improved detached family home, which has been extended to provide well-proportioned accommodation, along with a private gated driveway and garage

KEY FEATURES

- Attractively presented interior with oak boarded flooring to the living areas, as well as replacement double glazed windows and gas fired central heating throughout.
- Entrance hall with built in store and cloakroom.
- Living room which opens to the dining room and has a bay window to front and a feature fireplace with wood burner.
- Open plan kitchen/family room with dining area, from which there are bi-folding doors to the rear sun terrace and garden.
- Range of well fitted units to kitchen with integrated appliances, oak work surfaces and a breakfast bar. Adjoining the kitchen is a sperate utility room which also provides side access.
- Staircase from hall to the spacious landing, where there are 4 bedrooms (3 doubles) and a family bathroom. The main bedroom also has an en suite shower room fitted to the same standard as the bathroom.
- Enclosed front garden which is screened by mature hedging, with paved pathway and slated area for easy maintenance.
- Private landscaped rear garden that's laid to lawn with paved patio and pathway, established trees and plants and a productive vegetable garden.
- Timber cladded summerhouse/studio that could also be used as a home office, with light, power and glazed double doors opening onto a decked terrace.
- To the rear of the property (off Racecourse Avenue) there is double gated access to an enclosed block paved driveway that provides parking. Next to which there is a detached garage with up and over door and further door to side.
- Very convenient location, within walking distance of Belvidere secondary school, local park, shops and town centre.



Total area: approx. 122.3 sq. metres (1316.0 sq. feet)











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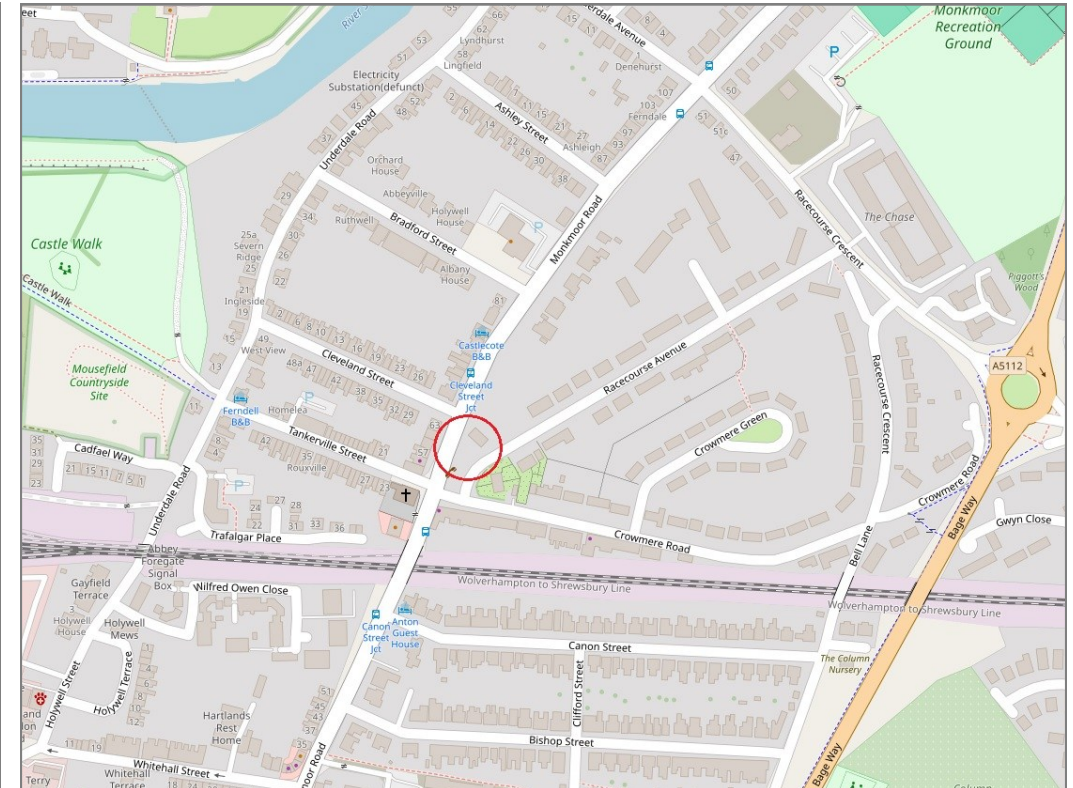
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band C
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666

Your home may be repossessed if you do not keep up repayments on your mortgage.

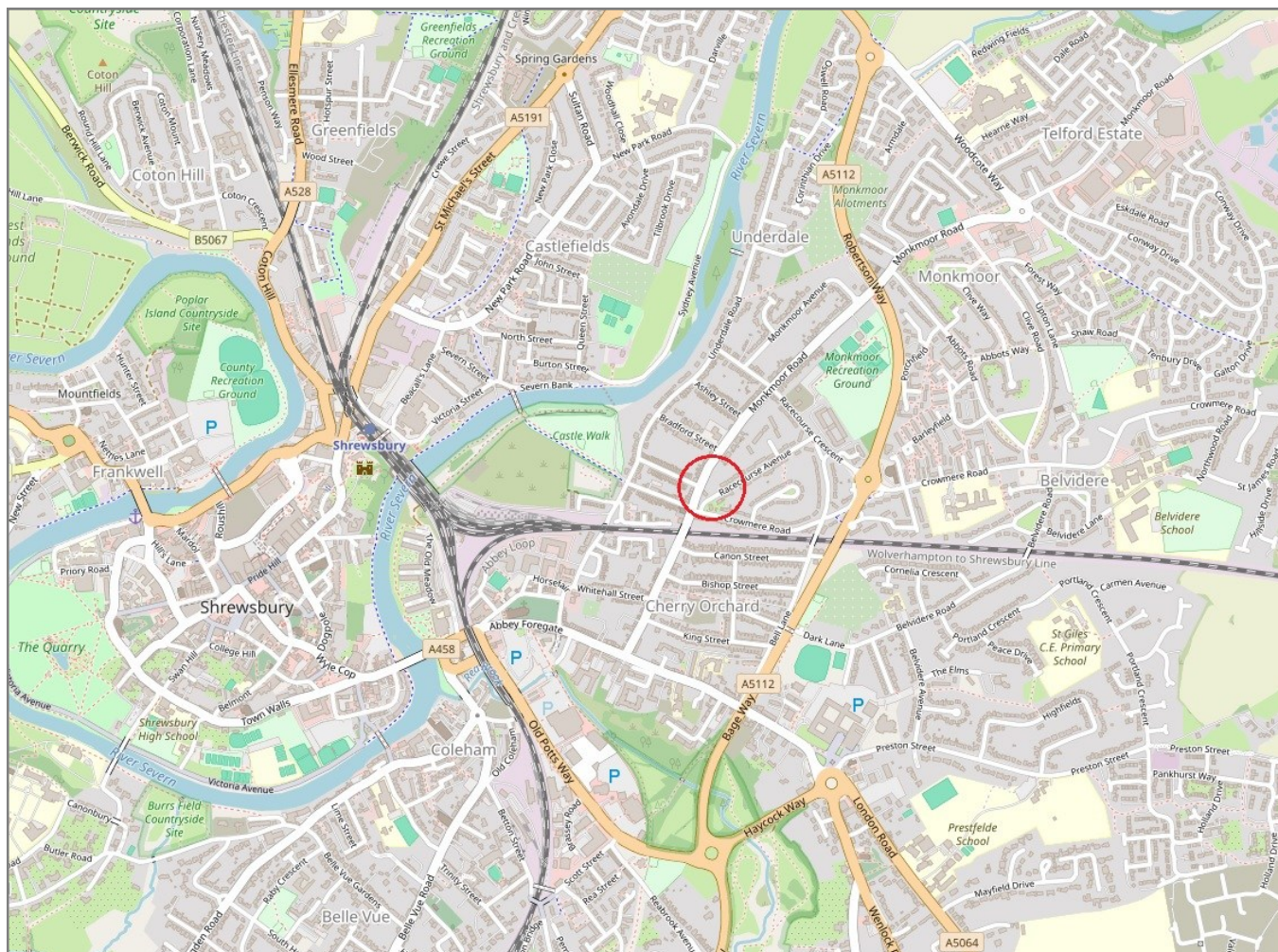
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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