



SAMUEL WOOD

81 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AT

Asking Price £350,000



81 Monkmoor Road

Shrewsbury, Shropshire, SY2 5AT



- Detached Family Home With Great Potential
- Three Generously Sized Bedrooms
- Large Driveway & Double Garage
- Sought After Location
- Gas Central Heating
- Extensive Corner Plot
- Open Plan Living Dining Room
- Spacious Family Bathroom
- Kitchen With Built In Appliances
- EPC Rating E

Samuel Wood is delighted to offer for sale this detached family home on Monkmoor Road, within walking distance of Shrewsbury town centre. Sitting within an extensive corner plot the property has plenty of potential with some internal modernisation required, the well designed spacious layout makes 81 Monkmoor Road a very attractive proposition. Complemented by a pleasantly landscaped front lawn, easy to maintain rear garden, double garage and large driveway with parking for several vehicles. Close to excellent local amenities including schools, shops, pubs, idyllic river walks, practical road links and the town centre. Viewing is highly recommended by the selling agent.

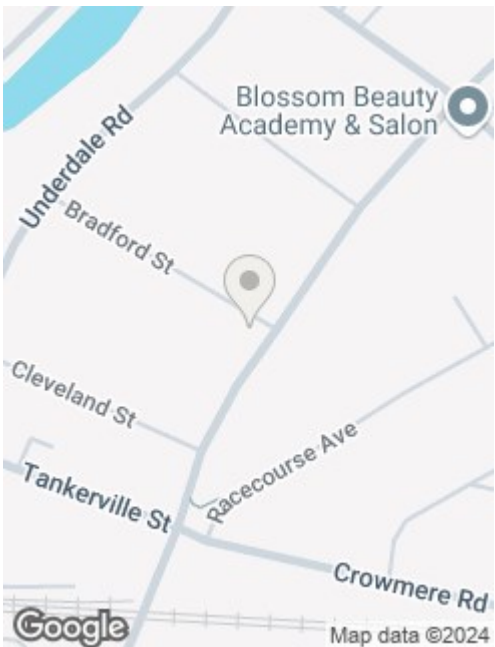
81 Monkmoor Road offers a spacious and versatile ground floor layout, perfect for family living. Upon entering the home, you are greeted by a welcoming entrance hall that provides access to all main areas of the ground floor. The standout feature is the large open-plan living and dining room, which boasts ample space for relaxation and entertaining. Adjacent to this is a well-appointed kitchen, equipped with built-in appliances, offering functionality and convenience for everyday cooking. While the interior decor may require modernisation, the layout provides an excellent foundation for creating a contemporary family home.

The first floor features three generously sized bedrooms, each offering plenty of natural light and flexibility for various uses, whether as home offices, or guest rooms. The accommodation is complemented by a large family bathroom that includes a bath, separate shower and WC, catering to the needs of a busy household. The upstairs configuration allows for comfortable living, with ample opportunity to personalise the space to suit modern tastes.

Situated on a large corner plot, the property boasts a variety of outdoor features. The front garden is attractively landscaped, adding to the home's curb appeal, while the extensive driveway provides parking for multiple vehicles. At the rear, there is a low-maintenance yard with a pond, perfect for relaxing or light gardening. Additionally, the property includes a double garage, offering ample storage or workshop potential and a large driveway at the back, further enhancing its practicality. This outdoor space is ideal for families seeking both functionality and a touch of greenery close to Shrewsbury town centre.







Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15Mbps & Superfast 283Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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