

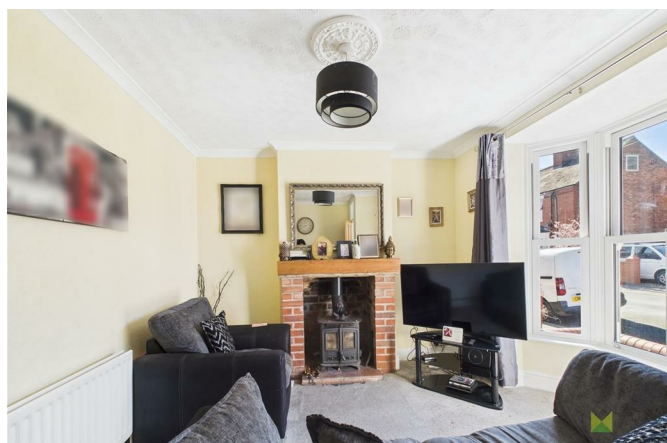
16 Falstaff Street Shrewsbury SY1 2QN



3 Bedroom House - Detached
Offers In The Region Of £280,000

The features

- SPACIOUS PERIOD DETACHED HOUSE
- LOUNGE WITH LOG BURNER, FAMILY/DINING ROOM
- 2 BEDROOMS, DRESSING ROOM/HOME OFFICE AND BATHROOM
- EXCELLENT SIZED REAR GARDEN
- VIEWING RECOMMENDED
- ENVIABLE LOCATION A SHORT STROLL FROM THE TOWN AND RAILWAY STATION
- KITCHEN WITH OVEN AND HOB, GARDEN/UTILITY ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- MUCH SOUGHT AFTER CONSERVATION AREA
- EPC RATING TBC



*** 2 BEDROOM DETACHED HOUSE WITH GOOD SIZED GARDEN ***

An excellent opportunity to purchase this charming period detached house offering spacious accommodation with scope for improvement.

Occupying an enviable position in the heart of this popular and sought after Conservation area which has good local facilities on hand including primary school, recreational ground and general store. Being a short stroll from the Railway Station and Town Centre.

The accommodation briefly comprises Lounge with feature log burner, good sized Family/Dining Room, Kitchen with oven and hob, Garden Room with Utility section, 2 Bedrooms and Dressing Room/ Home office and Ground Floor Bathroom.

The property has the benefit of gas central heating, double glazing and good sized enclosed rear garden.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable position in this sought after location ideally placed a short stroll from the Railway Station and Town Centre. There are good local facilities on hand including primary schools, supermarket, restaurants and public houses along with ease of access to the A5/M54 motorway network.

ENTRANCE

Composite door opens to Entrance vestibule with wooden effect flooring.

LOUNGE

with walk in bay window overlooking the front, chimney breast housing cast iron log burner, media point, radiator.

DINING/FAMILY ROOM

A great multi purpose room having window to the rear. Wooden fire surround housing living flame gas fire, radiator, door to

CELLAR

Steps lead down to the Cellar which offers good storage space.

KITCHEN

Fitted with range of cream fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring gas hob with extractor hood over and oven and grill beneath. Tiled surrounds and matching eye level wall units, space for American style fridge freezer, attractive slate tiled floor, door to

GARDEN ROOM/UTILITY

being of sealed unit double glazed construction with glazed roof and having space for appliances, door to the garden.

BATHROOM

with suite comprising panelled bath, fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear. Continuation of slate tiled floor.

FIRST FLOOR LANDING

Staircase leads to the First Floor off which lead

BEDROOM 1

A generous sized double room with window to the rear, radiator.

DRESSING ROOM/HOME OFFICE

with window to the rear. This room could provide a first floor bathroom if required.

BEDROOM 2

with window to the front, feature period grate, radiator. Door to

SECOND FLOOR ATTIC SPACE

with staircase to storage space and wall mounted gas central heating boiler.

OUTSIDE

The property is approached over pathway with enclosed walled forecourt. The Rear Garden is of a good size having large decked sun terrace with balustrading immediately adjacent to the house, ideal for outdoor dining and entertaining and has a few steps leading down to the good sized lawned area. Enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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