

124 Moneybrook Way Shrewsbury SY3 9NN



3 Bedroom House - Semi-Detached
Offers In The Region Of £225,000

The features

- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- WELL MAINTAINED AND IMPROVED ACCOMMODATION
- RECEPTION HALL, LOUNGE, DINING ROOM, KITCHEN, UTILITY/STORE
- ENVIABLE LOCATION CLOSE TO RANGE OF AMENITIES
- VIEWING HIGHLY RECOMMENDED.
- LARGER THAN AVERAGE GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 3 BEDROOMS, BATHROOM AND WC
- DRIVEWAY WITH OFF ROAD PARKING
- EPC RATING D



*** EXCELLENT SIZED REAR GARDEN ***

An opportunity to purchase this immaculately presented, improved 3 bedroom mature semi detached house - perfect for a growing family.

Occupying an enviable position in this popular development which has excellent amenities on hand including Supermarkets and Schools and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, Dining Room, attractive Kitchen, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and impressive sized rear garden, bordered by the brook.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the Southern edge of the Town Centre. Ideally placed for all amenities including Schools, Supermarkets, Shops, Retail Park, regular bus service to the Town Centre and ease of access to the A5/M54 motorway network.

RECEPTION HALL

Sealed unit double glazed door to Reception Hall, tiled flooring, radiator.

LOUNGE

A lovely light through room with windows to the front and rear. Chimney breast housing wooden mantle and tiled fire surround, media point, wooden effect flooring, 2 radiators.

DINING/FAMILY ROOM

Having window overlooking the garden, continuation of wooden effect flooring, under stair storage cupboard, radiator.

KITCHEN

Attractively fitted with range of white high gloss fronted units under wooden work surfaces incorporating a stainless steel sink, fridge, freezer, 5 ring gas hob, extractor fan and double oven. Further range of eye level matching units, with tiled floor

UTILITY/STORE

A useful multi purpose space with power and lighting, space and plumbing for appliances and useful built in store. Doors to the front and rear gardens.

FIRST FLOOR LANDING

From the Reception Hall the staircase leads to First Floor Landing with access to roof space. Double Airing cupboard and off which lead

BEDROOM 1

A generous double room with windows to the front and side, radiator. Built in storage wardrobe.

BEDROOM 2

Another generous double room with window to the front, built in wardrobe, radiator.

BEDROOM 3

A single room with built in wardrobe, with window overlooking the rear, radiator.

BATHROOM

With suite comprising panelled bath with shower unit over and wash hand basin. Complementary tiled surrounds, radiator, window to the rear.

SEPARATE WC

With low flush suite, window to the rear.

OUTSIDE

The property is well screened from the road by tall mature hedging and fencing. Approached over gravelled driveway with parking. The Rear Garden is a particular feature being of an excellent size and laid to extensive lawn with flower and shrub beds and enclosed with mature hedging and fencing. Adjacent to the house is a large paved sun terrace, ideal for those who love to dine and entertain outdoors.

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.

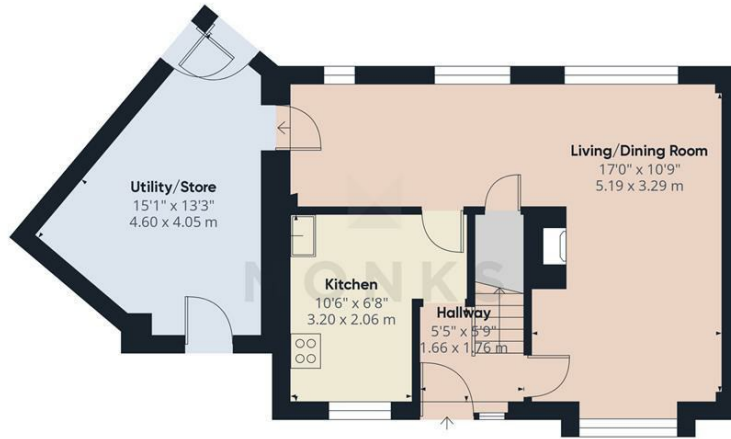
NEED TO CONTACT US

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

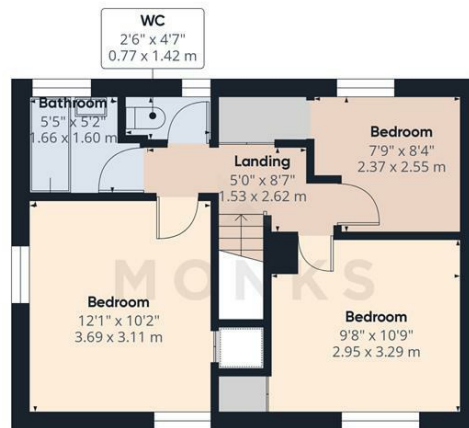
124 Moneybrook Way, Shrewsbury, SY3 9NN.

**3 Bedroom House - Semi-Detached
Offers In The Region Of £225,000**





Floor 0



Floor 1

Approximate total area[®]
951.75 ft²
88.42 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

Shrewsbury office


10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

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	

81

68

Environmental Impact (CO₂) 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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.