

8 Drinkwater Street Mountfields Shrewsbury SY3 8PY



2 Bedroom House - End Terrace
Offers In The Region Of £287,500

The features

- CHARMING TWO BEDROOMED PERIOD HOME
- WEALTH OF PERIOD FEATURES
- KITCHEN AND USEFUL UNDERSTAIRS STORAGE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING ESSENTIAL.
- ENVIABLE LOCATION IN MUCH SOUGHT AFTER CONSERVATION AREA
- LOUNGE AND DINING ROOM WITH ORIGINAL GRATES
- 2 DOUBLE BEDROOMS AND SHOWER ROOM
- ENCLOSED PRIVATE COURTYARD GARDEN
- EPC RATING D



*** CHARMING PERIOD TOWN HOUSE ***

An excellent opportunity to purchase this beautifully presented, two bedroom Town House which has been modernised whilst retaining many of its original period features including original stripped doors, exposed boards to the First Floor, period fireplace and chimney breast with log burner.

Occupying an enviable position in the heart of this much sought after quiet Conservation area with a lovely open aspect over the Church and as short stroll from the Town Centre. Frankwell, a bustling community with good local facilities including school, church, range of independent stores and a stone's throw from Theatre Severn and lovely Riverside walks.

The accommodation briefly comprises Lounge and Dining Rooms each with period grates, Kitchen, 2 double Bedrooms and Shower Room.

The property has the benefit of gas central heating and enclosed courtyard garden.

Viewing essential and offered for sale with no upward chain.

Property details

LOCATION

The property occupies an enviable position right on the edge of the Town Centre in this much sought after Conservation Area with beautiful riverside walks on hand. Set in historic Frankwell which has excellent amenities, eateries and the Theatre Severn. The Town Centre is a short walk away and there is ease of access to the A5/M54 motorway network.

DINING ROOM

Entrance door opens into the Dining Room featuring sash window to the front. Feature exposed brick chimney breast with storage and shelving to the side alcove, wooden effect flooring, radiator.

LOUNGE

having sash window to the front. Period fireplace, media point, radiator.

KITCHEN

Fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for washing machine and fridge freezer, inset 4 ring gas fired hob with oven and grill beneath. Tiled surrounds, radiator, large walk in understairs storage/pantry cupboard. Window and door to the garden.

FIRST FLOOR LANDING

Enclosed staircase leads to the spacious First Floor Landing with window to the rear and off which lead

BEDROOM 1

A generous double room with sash window overlooking the front with lovely aspect across to the Church, exposed boarded floor, radiator.

BEDROOM 2

Another generous double room with window to the front again with aspect over to the Church, exposed boarded floor, radiator.

SHOWER ROOM

with suite comprising large shower cubicle with direct mixer shower unit, wash stand housing wash basin with mixer taps and storage drawers, WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

Steps lead up to the front of the property with gravelled forecourt area with flower and shrub beds. The Rear is a good sized enclosed courtyard garden which is paved and gravelled and offers a good level of privacy being screened with fencing and brick walling.

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

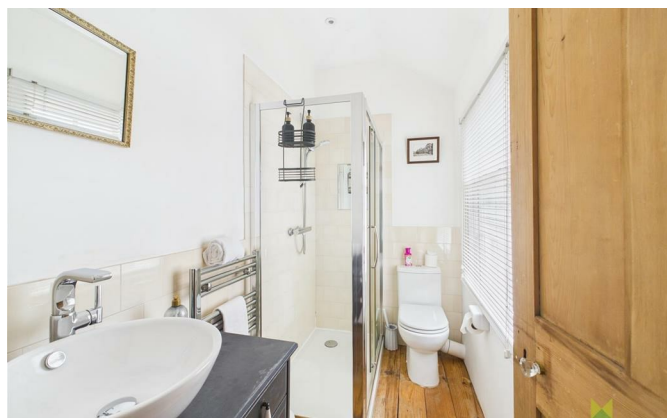
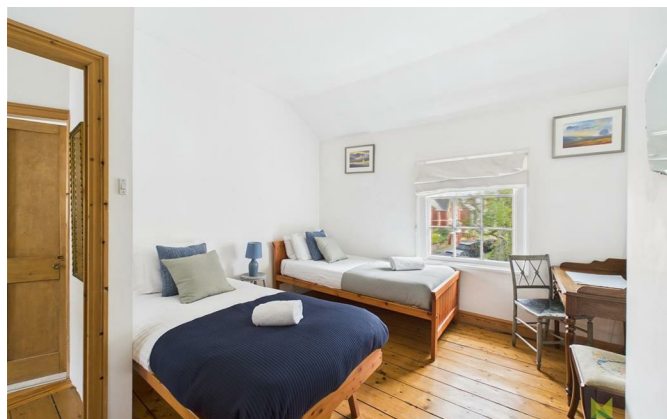
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

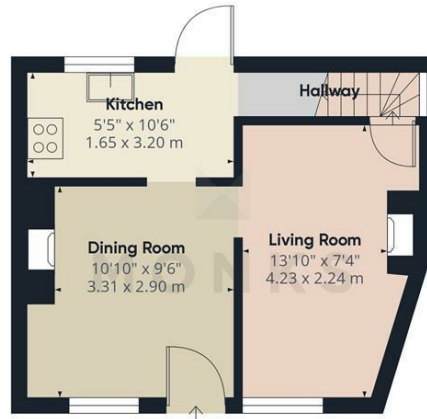
NEED TO CONTACT US

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

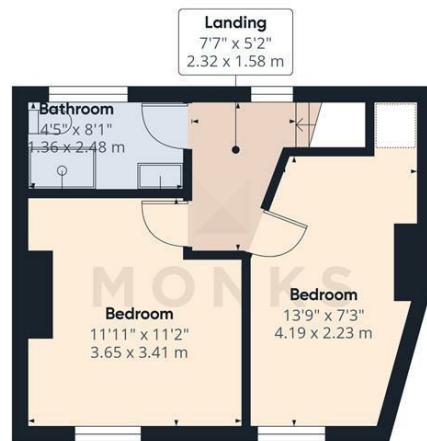
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Floor 0



Floor 1

Approximate total area[®]
594.82 ft²
55.26 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

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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	

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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	

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