

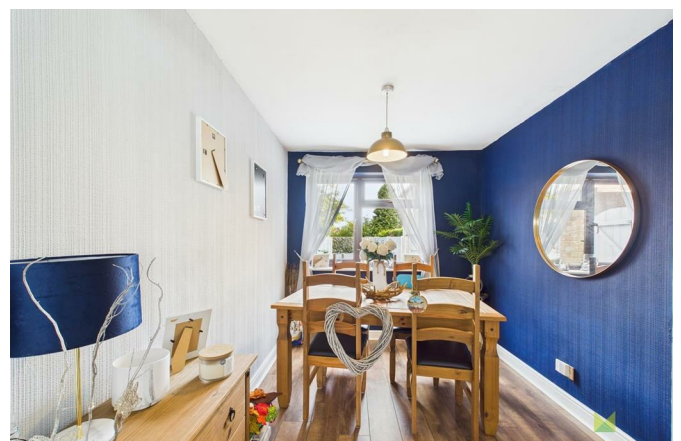
# 19 Grinshill Drive Shrewsbury SY2 5JF



3 Bedroom House  
£950 PCM

## The features

- THREE BEDROOM TERRACED HOME
- RECEPTION HALL
- DINING ROOM
- 3 BEDROOMS
- REAR GARDEN
- GAS CENTRAL AND DOUBLE GLAZING
- LIVING ROOM
- KITCHEN WITH OVEN AND HOB
- SHOWER ROOM AND WC
- EPC RATING D



## **\*\*THREE BEDROOM TERRACED HOME\*\***

**A well presented, 3 bedroom terraced property situated in a residential location with local amenities and schools nearby.**

**The accommodation briefly comprises; Entrance Hall, Living Room, Dining Room, Kitchen, Three Bedrooms, Shower Room, WC and Rear Garden.**

**Viewing Essential.**

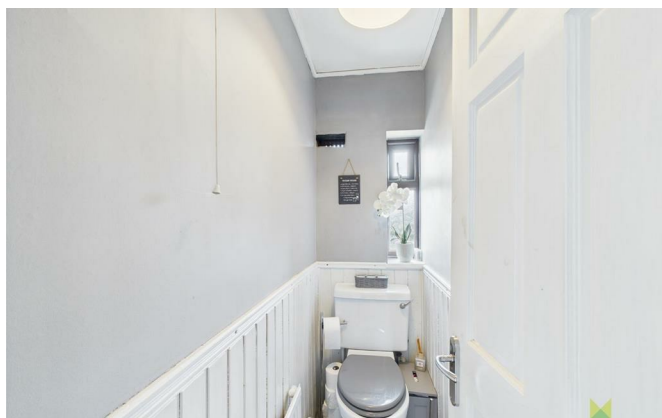
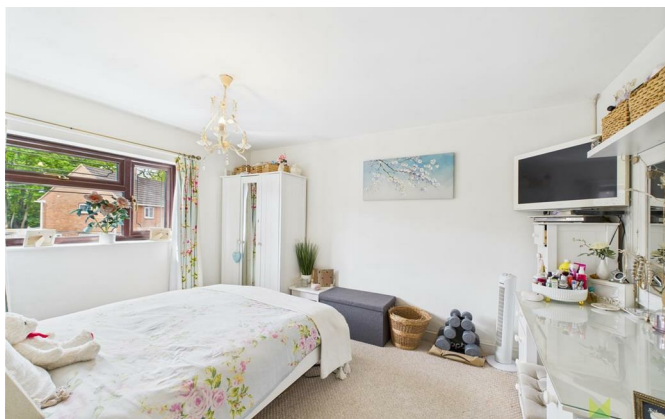
### **Property details**

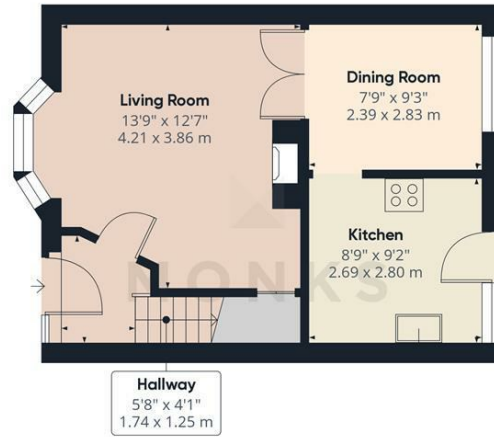
<b>ENTRANCE HALL</b>	5'8" x 4'1" (1.74 x 1.25)
<b>LIVING ROOM</b>	13'9" x 12'7" (4.21 x 3.86)
<b>DINING ROOM</b>	7'10" x 9'3" (2.39 x 2.83)
<b>KITCHEN</b>	8'9" x 9'2" (2.69 x 2.80)
<b>LANDING</b>	
<b>SHOWER ROOM</b>	4'8" x 5'6" (1.44 x 1.68)
<b>WC</b>	2'4" x 5'6" (0.73 x 1.68)
<b>BEDROOM 1</b>	9'10" x 12'9" (3.00 x 3.89)
<b>BEDROOM 2</b>	10'11" x 9'3" (3.35 x 2.83)
<b>BEDROOM 3</b>	8'7" x 7'11" (2.64 x 2.43)
<b>OUTSIDE</b>	



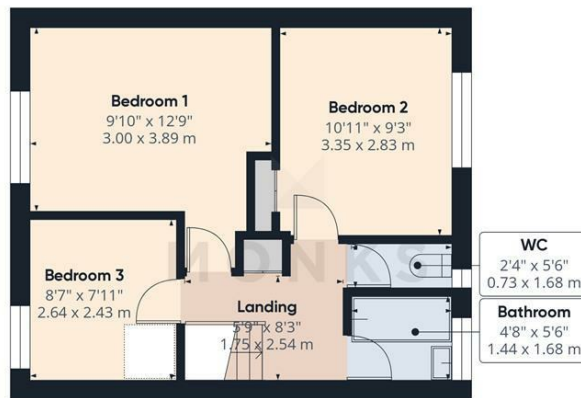
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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
749.48 ft<sup>2</sup>  
69.63 m<sup>2</sup>

(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



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## Get in touch

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## Shrewsbury office

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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) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.