

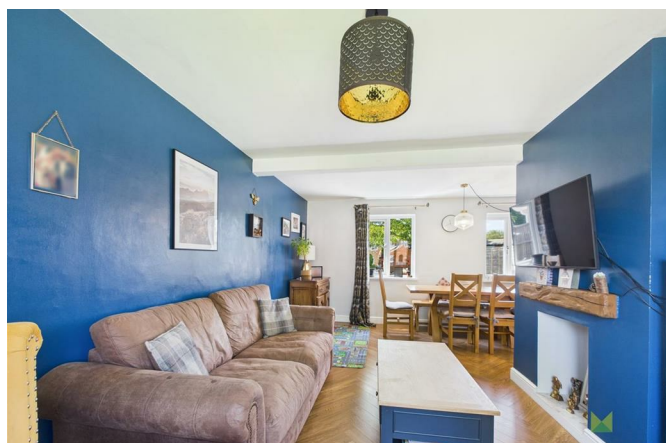
# 26 Allerton Road Shrewsbury SY1 4QH



**3 Bedroom House - Semi-Detached**  
**Guide Price £235,000**

## The features

- MUCH IMPROVED AND WELL CARED FOR
- EXCELLENT ATTENTION TO DETAIL WITH FINISHES THROUGHOUT
- POTENTIAL TO EXTEND SUBJECT TO PLANNING
- TURN KEY READY ACCOMMODATION
- IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILIES OR THOSE DOWNSIZING
- OPEN PLAN RECEPTION SPACE
- KITCHEN AND UTILITY
- THREE GREAT SIZED BEDROOMS AND BATHROOM
- NEARBY TO SCHOOLING, AMENITIES AND ROAD LINKS
- EPC TBC



\*\*\* MUCH IMPROVED WITH SCOPE TO EXTEND \*\*\*

A generously proportioned semi detached home occupying a superb open aspect position and being ideal for first time buyers, a growing family or those who love to entertain.

Set in this popular residential location ideally placed for all local amenities including ease of access to the A5/M54 motorway network.

The property in brief comprises: Reception Hall, Open plan Living and Dining Room, Kitchen, Utility Area, Three excellent sized Bedrooms and a Family Bathroom.

The property has gas central heating, double glazing and a delightful enclosed Rear Garden.

Viewing Essential.

## Property details

### LOCATION

The property occupies an enviable position on the Northern edge of the Town Centre, ideal for commuters with ease of access to the A5/M54 motorway network. There are an excellent range of facilities nearby including schools, supermarkets, shops, doctors and public houses along with good recreational facilities for families. There is a regular bus service to the Town Centre.

### ENTRANCE HALL

Approached via part glazed uPVC front door opening in entrance hall with storage space. Laid to stunning Herringbone hardwood flooring which extends throughout the ground floor.

### OPEN PLAN LIVING AND DINING ROOM

A dual aspect and light flooded reception room of generous proportions, ideal for both comfortable everyday living and larger scale entertaining.

### KITCHEN

Fitted with a range of timeless cream fronted cabinetry under contrasting oak worksurfaces and incorporating ceramic single drainer sink and four ring burner induction hob. Further range of matching eye level cupboards, decorative splashbacks, integrated oven and space for free standing fridge/freezer.

### UTILITY ROOM

With space for free standing appliances and useful storage cupboard. There is space to create a cloakroom if required.

Stairs rise to the first floor landing with access to loft hatch and an airing cupboard.

### PRINCIPAL BEDROOM

A double bedrooms of wonderful proportions with storage cupboard and ample space for free standing furniture.

### BEDROOM TWO

Another excellent sized double bedroom with built in storage.

### BEDROOM THREE

A single bedroom with built in storage which could also serve as a home office.

### FAMILY BATHROOM

Fully tiled and fitted with white suite comprising panelled bath with shower over, low level flush WC and hand wash basin set into vanity unit.

### OUTSIDE

Well set back from the road and occupying a generous corner plot on a tree lined avenue of mature houses where there is on street parking.

The delightful south-west facing garden is wonderfully private and offers a blend of lawn, alfresco decking area and borders stocked with seasonal perennials. There is a useful brick built store which could be incorporated into the main house and extended, subject to planning permission, to provide a ground floor shower bathroom. Side pedestrian access.

### SERVICES

We are advised that all main services are connected.

### GENERAL INFORMATION

#### TENURE

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

#### 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.

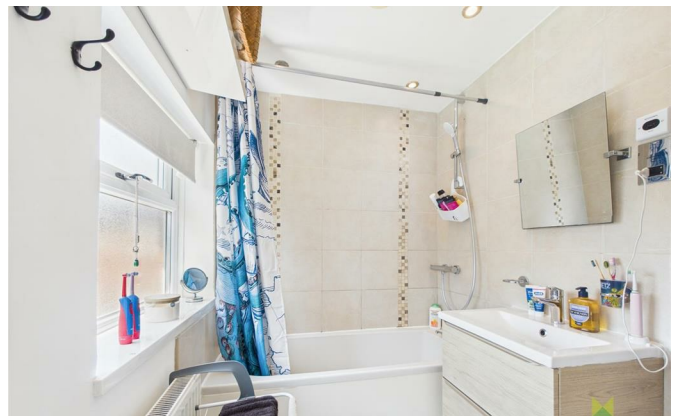
#### NEED TO CONTACT US

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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3 Bedroom House - Semi-Detached  
Guide Price £235,000





## Judy Bourne

**Director at Monks**

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## 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) <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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.