

283 Monkmoor Road, Monkmoor, Shrewsbury,  
Shropshire, SY2 5TF

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £425,000**

Viewing: strictly by appointment  
through the agent



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Having undergone a programme of renovation by its existing owners, which has been done to an extremely high standard, this is a greatly improved, extended, beautifully presented and spacious four bedroom semi detached house, having instantly inviting living accommodation throughout which will appeal to many potential purchasers. The property is close to riverside walks, a wide variety of local amenities, schooling etc and is within walking distance to the medieval town Centre of Shrewsbury and is also well placed for easy access to the bypass linking up with the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge with wood burning stove, impressive bespoke refitted kitchen/diner/family room, garden room, cloakroom, first floor landing having three bedrooms, bespoke refitted bathroom, second floor bedroom, brick paved driveway, large garage, brick built workshop (former garage), timber summerhouse, landscaped front and good size rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement wood effect contemporary double glazed entrance door gives access to:

**Entrance porch**  
Having tiled floor, contemporary wall hung radiator, LED recessed spotlights to ceiling, wood effect bullseye UPVC double glazed window to front.

Wooden framed part glazed door from entrance porch gives access to:

**Reception hallway**  
Having wood effect UPVC double glazed window to side, tiled floor, antique style radiator, coving to ceiling, large walk-in understairs storage cupboard.

Panel door from reception hallway gives access to:

**Lounge**  
12'9 x 11'8  
Having wood effect UPVC double glazed window to front with fitted shutters, wood burning stove set to a brick hearth with inset timber above, antique style radiator, coving to ceiling.

From reception hallway panel door gives access to:

**Bespoke refitted Kitchen/diner/family room**  
21'8 x 14'6 max reducing down to 12'10  
The dining/family area comprises: Tiled floor, AGA wood burning stove set to a feature exposed brick chimney breast, LED recessed spotlights and coving to ceiling.

The kitchen comprises: A range of attractive eye level and base units with built-in cupboards and drawers, fitted Quartz worktops with inset Granite style sink drainer unit with brushed stainless steel mixer tap over, range of built-in Bosch appliances include: oven, combination combination oven, washing machine, dishwasher, four ring glass finished gas hob, wood effect UPVC double glazed window to side, wood effect stable style UPVC double glazed door giving access to side/rear of property, LED recessed spotlights to ceiling, tiled splash surrounds, tiled floor, space for upright fridge freezer,

Wooden framed glazed door and additional square arch both from kitchen/diner/family room gives access to:

**L shaped garden room**  
17'8 max x 13'6 max reducing down to 7'1  
Having part tiled floor, LED recessed spotlights to ceiling, two contemporary wall hung radiators, wood effect UPVC double glazed window to rear with UPVC double wood effect French doors giving access to rear gardens.

Door from garden room gives access to:

**Cloakroom**  
Having low flush WC, wall mounted gas fired central heating boiler, tiled floor.

From reception hallway stairs rise to:

**First floor landing**  
Having wood effect UPVC double glazed window to side, coving to ceiling.

From first floor landing doors give access to: Three bedrooms and luxury refitted family bathroom.

**Bedroom one**  
11'9 max x 9'6  
Having wood effect UPVC double glazed window to front, a range of custom fitted store cupboards / wardrobes, understairs storage cupboard, radiator.

**Bedroom two**  
9'8 x 7'2 excluding wardrobe recess  
Having wood effect UPVC double glazed window to rear, coving to ceiling, radiator, large built-in double wardrobe plus additional linen store cupboard.

**Bedroom three**  
9'7 x 8'0  
Having wood effect UPVC double glazed window to front with fitted shutters, radiator, custom fitted store cupboards, picture rail.

**Luxury refitted bathroom**  
Having a four piece suite which comprises: Large walk-n shower cubicle with curved glazed shower screen, drench shower over plus handheld shower attachment off, timber style panel bath with antique style mixer tap over and handheld shower attachment, pedestal wash hand basin, high flush WC, antique style radiator with fitted heated towel rail, wood effect UPVC double glazed window to rear, wood effect flooring, recessed LED spotlights to ceiling, fully tiled to walls.

Doors from first floor landing gives access to:

**Second staircase**  
Which gives access to:

**Bedroom four**  
15'9 max into staircase recess x 14'11 max  
Having sloping ceilings with three double glazed roof windows, radiator, two fitted eaves storage cupboards.

**Outside**  
To the front of the property there is a brick paved driveway with brick walling to one side. To the side of the driveway there is a low maintenance landscaped front garden having slated stone sections, low rise brick walling, raised beds with inset shrubs, plants and bushes.

From the driveway an electrically operated roller door gives access to:

**Large single garage**  
19'3 x 10'3  
Been partial converted which could make this easily convertible into further living accommodation if required subject to planning/building consents.

Comprises: UPVC double glazed lantern roof, UPVC double glazed wood effect French doors giving access to rear with wood effect UPVC double glazed windows to side. To the rear of the garage there is a low maintenance paved area with outside cold tap.

A wrought iron gate then leads to the property's:

**A good size low maintenance landscaped rear garden**  
Having large paved areas, artificial lawn gardens, slated stone section, feature rockery with timber railway sleepers, rockery and slated sections.

**Former garage/workshop**  
17'1 x 9'2  
Having UPVC double glazed windows, fitted power and light, PVC service door to side.

**Timber summer house with open fronted covered area**  
Having UPVC double glazed windows, slightly pitched roof, open fronted adjoining seating area.

The rear gardens are enclosed.

**AGENTS NOTE**  
Planning permission was granted on the 19th December 2022 for the erection of a first floor side extension over existing garage and conversion of loft space above APPLICATION NO: 22/05146/FUL and then on the 11th August 2023 full planning permission was granted for a garage extension on conversion to create kitchen/diner APPLICATION NO: 23/02787/FUL

**Services**  
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

**Tenure**  
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**  
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

| 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<br>2002/91/EC |           |

**FLOORPLANS**

