

88 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire,
SY2 5AY

www.hbshrop.co.uk



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Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Offers In The Region Of £385,000

Viewing: strictly by appointment
through the agent

Having undergone a recent programme of improvement/renovation, this is an attractive, spacious and mature three bedroom detached house. The property is location within this desirable residential location within close proximity to local amenities, tranquil riverside walks leading to the Quarry Park and the Shrewsbury town centre. This property has the added benefit of being offered For Sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, separate dining room, brand new re-fitted kitchen/breakfast room with built-in appliances, utility room, first floor landing, three bedrooms, re-fitted bathroom, front and good size rear enclosed gardens, generous driveway, carport, garage UPVC double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over, UPVC double glazed entrance door gives access to:

Reception hallway

Having UPVC double glazed window to side, radiator, wall mounted thermostat control unit, picture rail.

Door from reception hallway gives access to:

Bay fronted lounge

13'0 x 11'11' max

Bay fronted UPVC double glazed window, radiator .

Dining room

12'0 x 11'6

Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side and above, radiator, picture rail.

Door from reception hallway gives access to:

Brand new re-fitted kitchen/breakfast room

15'9 x 7'11

Having a range of replace modern eye level and base units with built-in cupboards and drawers, integrated fridge freezer, oven, four ring electric hob with cooker canopy over, dishwasher, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, UPVC double glazed window to side, glazed roof window, vinyl floor covering, recessed spotlights to ceiling, radiator.

Part glazed door from kitchen/breakfast room gives access to:

Utility room

7'2 x 4'4

Having base unit with fitted worktop above with inset stainless steel drainer unit with mixer tap over, space below for further appliances, vinyl floor covering, UPVC double glazed door giving access to rear gardens.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, picture rail.

Doors then give access to: Three bedrooms and re-fitted bathroom.

Bedroom one

11'1 x 11'6

Having UPVC double glazed window to rear, radiator, picture rail.

Bedroom two

11'6 x 10'11

Having UPVC double glazed window to front, radiator, picture rail.

Bedroom three

7'11 x 7'2

Having UPVC double glazed window to front, radiator, picture rail.

Re-fitted bathroom

Having a three piece suite comprising: P shaped panel bath with mixer shower over, glazed shower screen to side, wash hand basin with storage cupboard below, low flush WC, cupboard housing hot water tank cylinder unit and gas fired central heating boiler, UPVC double glazed window to rear, tiled floor, heated towel rail, LED recessed spotlights to ceiling, loft access.

Outside

To the front of the property there is a neatly kept lawn garden with bark borders and mature hedging. To the side of this there is a generous tarmacadam driveway which gives access to a:

Carport and garage

Garage

18'7 x 9'2

Having up and over door, two UPVC double glazed windows, pedestrian service door to side.

Side access then leads to the property's:

Rear gardens

Which comprise: Large paved patio/sun terrace, lawn gardens, paved pathway, outside lighting point. The rear gardens are enclosed by mature hedging and fencing.

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.

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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

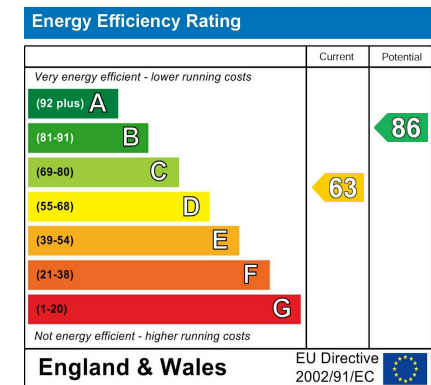
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

