

53 Monkmoor Avenue, Monkmoor, Shrewsbury,
Shropshire, SY2 5ED

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £260,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN and requiring general modernisation/improvement throughout, this a spacious, extended and well proportioned three bedroom semi-detached house. The property is located in this desirable residential location within close proximity to a variety of good local amenities, popular schooling, tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. Viewing is recommended.

The accommodation briefly comprises of the following: Reception hallway, lounge, dining room, kitchen, sitting room, study, side entrance, first floor landing, three bedrooms, bathroom, driveway, generous size rear enclosed gardens, extensive double glazing, gas fired central heating. NO UPWARD CHAIN.
PUBLIC NOTICE

Holland Broadbridge are now in receipt of an offer for the sum of £ 260,000 for 53, Monkmoor Avenue, Monkmoor, Shrewsbury, Shropshire, SY2 5ED . Anyone wishing to place an offer on this property should contact (Agent name, address & telephone number) before exchange of contracts.

The accommodation in greater detail comprises:

Storm porch with wooden framed entrance door gives access to:

Reception hallway

Having exposed wooden flooring, double glazed window, radiator, understairs pantry, store cupboard.

Door from reception hallway gives access to:

Dining room

11'10 x 10'4

Having double glazed sliding patio door giving access to rear gardens, exposed wooden flooring, radiator.

Arch from dining room gives access to:

Lounge

14'3 x 11'5

Having double glazed window to front, radiator, exposed wooden flooring, coving to ceiling.

Doorway from reception hallway gives access to:

Kitchen

8'7 x 6'11

Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, fitted worktop with inset sink and mixer tap over, wall mounted gas fired central heating boiler, double glazed window to rear.

Part glazed wooden door from kitchen with step down gives access to:

Sitting room

17'0 x 9'7

Having double glazed sliding door giving access to rear gardens, UPVC double glazed windows to side, radiator.

From sitting room arch gives access to:

Side entrance

Having UPVC double glazed door to front, wood effect flooring.

Door from side entrance gives access to:

Study

10'9 x 8'2

Having UPVC double glazed window to front, wood effect flooring.

From reception hallway stairs rise to:

First floor landing

Having double glazed window to side, exposed wooden flooring,

Doors from first floor landing then give access to three bedrooms and bathroom.

Bedroom one

11'11 x 10'5

Having double glazed window to front, exposed wooden flooring, radiator.

Bedroom two

12'0 x 10'6

Having double glazed window to rear, exposed wooden flooring.

Bedroom three

8'6 x 7'0

Having double glazed window to front, exposed wooden flooring.

Bathroom

Having a three piece suite comprising: P shaped panelled bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled floor, tiled to walls, loft access, two double glazed windows.

Outside

To the front of the property there is a tarmac driveway providing ample off street parking with low maintenance stone section to side with inset shrubs.

Rear garden

The rear gardens are generous in size having paved area, lawn gardens, mature shrubs, plants and bushes. The rear gardens are enclosed by 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.

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

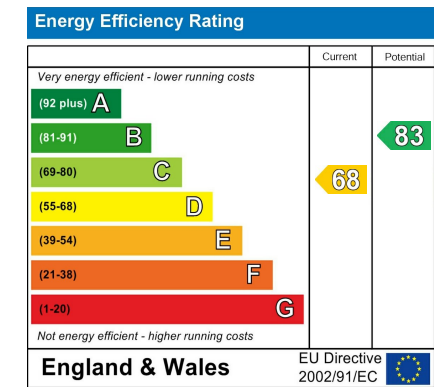
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

