



35 Dale Road, Monkmoor, Shrewsbury, Shropshire, SY2  
5TF

[www.hbshrop.co.uk](http://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.  
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**Offers In The Region Of £242,000**

Viewing: strictly by appointment  
through the agent



A deceptively spacious and well proportioned three bedroom semi detached house, occupying a pleasant cul-de-sac position within this favoured residential location. The property is within close proximity to good local amenities, schooling, riverside walks and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, kitchen, first floor landing, three bedrooms, bathroom, front and rear gardens, large garage, shared driveway, UPVC double glazing, gas fired central heating, pleasing cul-de-sac position, popular residential location.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

**Hallway**

Having radiator.

Door from hallway gives access to::

**Lounge**

13'4 x 12'11

Having gas fire, UPVC double glazed window to front, radiator.

Doorway from lounge gives access to:

**Dining room**

10'10 x 8'4

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

Arch from dining room gives access to:

**Kitchen**

10'11 x 7'3

Having eye level and base unit with built-in cupboards and drawers, integrated double oven, four ring gas hob, wall mounted gas fired central heating boiler, UPVC double glazed window to rear, recessed spotlights to ceiling, understairs storage cupboard, tiled floor, space for appliances.

From entrance hallway stairs rise to:

**First floor landing**

Having radiator, UPVC double glazed window to side, loft access, linen store cupboard.

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

**Bedroom one**

12'8 x 9'10

Having UPVC double glazed window with pleasing aspect to front, radiator.

**Bedroom two**

11'9 x 7'7 excluding recess

Having UPVC double glazed window to rear, radiator.

**Bedroom three**

9'3 x 5'11

Having UPVC double glazed window with pleasing aspect to front, radiator.

**Bathroom**

Having a three piece suite comprising: Timber style panel bath with electric shower over, wash hand basin, low flush WC, radiator, vinyl floor covering, UPVC double glazed window to rear, radiator.

**Outside**

To the front of the property there is a lawn garden with paved pathway giving access to front door. To the side of the property there is a shared driveway which then gives access to a:

**Large garage**

Having up and over door, pedestrian service door to side.

To the side of the property gated access then leads to the property's:

**Rear gardens**

Having paved patio area, lawn garden. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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		
England & Wales		EU Directive 2002/91/EC

## FLOORPLANS

