



47 Abbots Road, Monkmoor, Shrewsbury, Shropshire, SY2 5PZ

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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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Offering spacious and well proportioned living accommodation throughout, this is a purpose built four bedroom mid terrace house. The property is situated within this favoured residential location, close proximity to good local schooling, good amenities and the Shrewsbury town centre. The property is also well placed for easy access to the local bypass linking up to the M54 motorway network.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, laundry room, cloakroom, first floor landing, four bedrooms, refitted bathroom, brick paved driveway providing ample off street parking, good size rear enclosed gardens with home office/store, gas fired central heating, UPVC double glazing, popular residential location.

The accommodation in greater detail comprises:

Part glazed entrance door gives access to:

Entrance hallway

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

Door from entrance hallway gives access to:

Lounge

14'3 x 13'4

Having UPVC double glazed window to front, radiator, coal effect gas fire set to a decorative hearth and matching fire surround, coving to ceiling.

Doorway from hallway gives access to:

Refitted kitchen/diner

21'1 x 10'1 max

Having modern eye level and base units with built-in cupboards and drawers, fitted wooden style worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, wood effect flooring, UPVC double glazed window to rear, UPVC double glazed doors giving access to rear gardens, wall hung radiator.

Door from kitchen/diner gives access to:

Laundry room

5'2 x 6'1

Having eye level store cupboard, fitted wooden style worktops, space for appliances, UPVC double glazed door giving access to rear of property.

Doorway from laundry room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, radiator.

From entrance hallway stair rise to:

First floor landing

Having cupboard housing gas fired central heating boiler, loft access.

Doors from first floor landing give access to: Four bedrooms and refitted bathroom.

Bedroom one

13'5 x 10'3

Having UPVC double glazed window to rear, radiator, fireplace.

Bedroom two

12'5 x 9'2

Having UPVC double glazed window to front, radiator.

Bedroom three

11'9 x 9'2

Having UPVC double glazed window to front, radiator.

Bedroom four

10'1 x 6'9

Having UPVC double glazed window to rear, radiator.

Refitted bathroom

Having a modern suite comprising: Panel bath with drench shower over, glazed shower screen to side, wash hand basin set to vanity unit with mixer tap over and store cupboards below, low flush WC with hidden cistern, two UPVC double glazed windows to rear, vinyl floor covering.

Outside

To the front of the property there is a generous brick paved driveway providing ample off street parking with inset shrubs to either side.

Rear gardens

To the rear there is a covered veranda, outside store currently being used as a home office, timber garden store, large paved sun terrace, lawn gardens, inset shrubs 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 B

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.

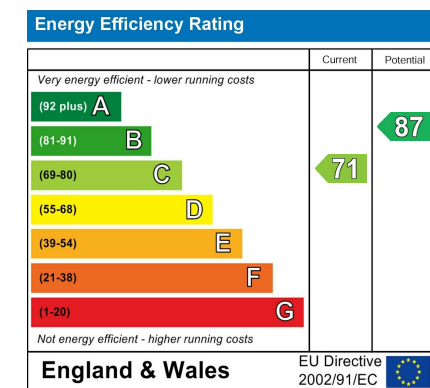
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Any areas / measurements are approximate only and

have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

