



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**134 Monkmoor Road, Shrewsbury, SY2 5BN**

**Offers in the Region of  
£350,000**

To view this property please call us on **01743 236 800** Ref: T8099/SL/KQ

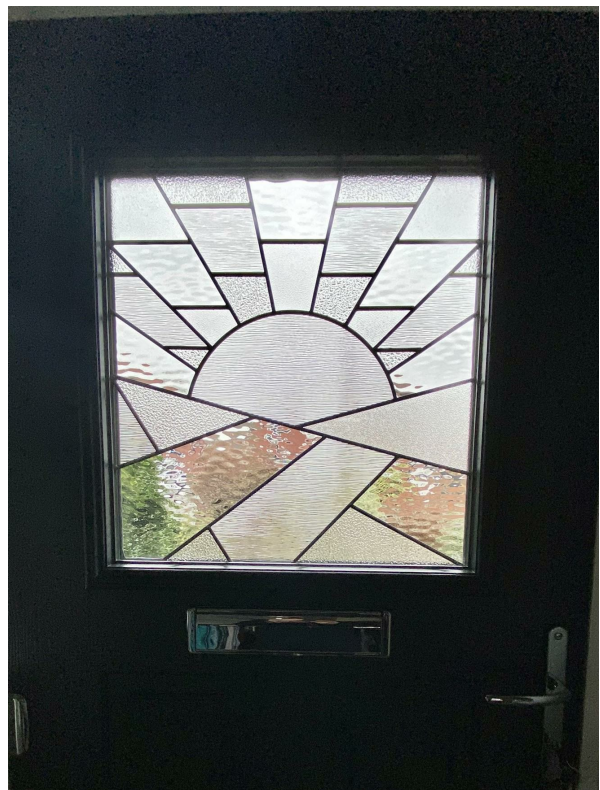


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# A truly immaculate and much improved, three bedroom semi-detached property, located in this popular and convenient residential area.

This well presented three bedroom semi-detached home offers a range of quality features throughout, including a welcoming dining room with an attractive wood burning stove creating a warm and inviting focal point. The property is maintained to a high standard and provides comfortable well planned and well proportioned practical living space ideal for families or professionals alike. The accommodation benefits from gas fired central heating and double glazing.

The property occupies an enviable position in this popular and convenient residential area, within walking distance to the town centre and well placed within reach of schools, local shops, bus service to the nearby town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### SPACIOUS ENTRANCE HALL

Understairs store cupboard

### LIVING ROOM

15'11" x 11'3" (4.85m x 3.44m)

A pleasant room with fireplace feature with inset gas fire  
Glazed French doors and side screens to the rear garden  
Large built in store cupboard

### DINING ROOM

10'0" x 10'8" (3.05m x 3.25m)

Large bay window overlooking the front  
Fireplace recess housing a wood burning stove

### KITCHEN

12'4" x 8'2" (3.75m x 2.48m)

Neatly appointed and fitted with a range of matching modern units

From the entrance hall a STAIRCASE rises to a FIRST FLOOR  
LANDING with built in store cupboard.

### BEDROOM 1

10'2" x 10'8" (3.10m x 3.25m)

Window to the front

### BEDROOM 2

9'1" x 11'3" (2.77m x 3.44m)

Window to the rear

### BEDROOM 3

9'1" x 8'9" (2.77m x 2.67m)

Window to the rear

### BATHROOM

Neatly appointed with a modern white suite comprising;  
Panelled bath with shower over  
Wash hand basin

### SEPARATE WC

## OUTSIDE THE PROPERTY

### DETACHED GARAGE

Up and over door and concrete floor.

The property is divided from the road by an ornamental brick wall and approached through a pillared entrance over a drive and forecourt providing ample parking space extending to the side serving the garage and to the front serving the reception area. There is a well stocked floral and shrubbery display to the front containing a variety of specimen trees and ornamental shrubs.

There is a particularly attractive good sized and private REAR GARDEN with an extensive paved patio area, shaped lawns with pathways, a range of ornamental trees and shrubs. The whole being well enclosed, neatly kept and well maintained.









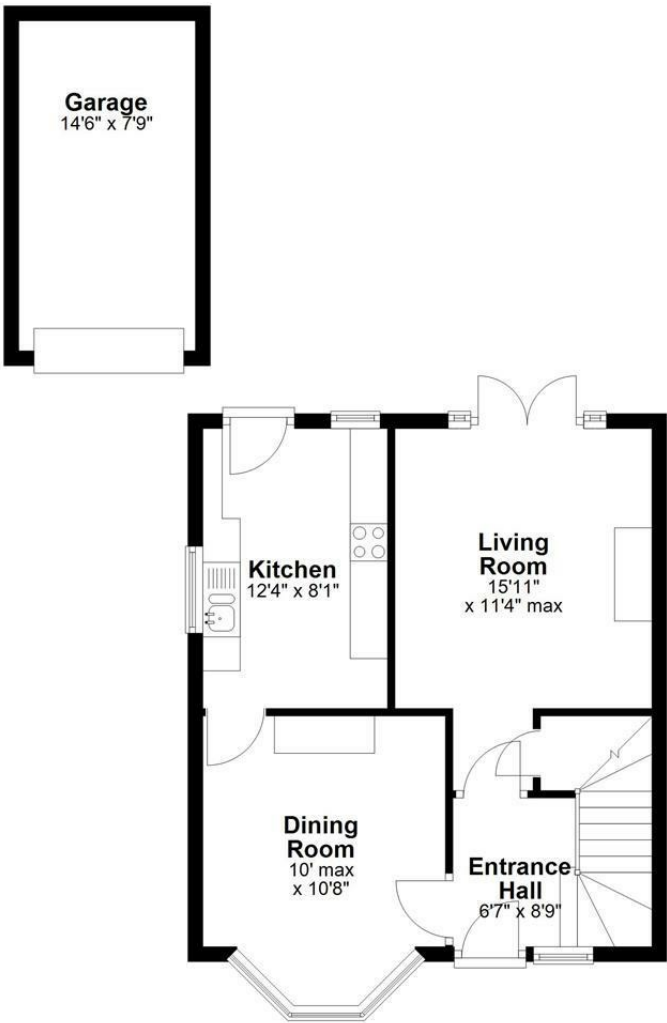






FLOOR PLANS ...

Ground Floor



First Floor



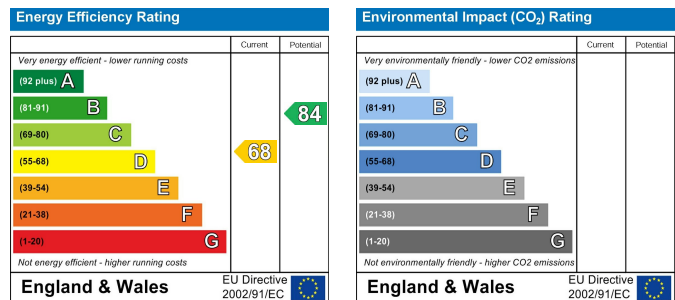
Total area: approx. 1020.6 sq. feet



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate to the traffic lights. Turn left onto Monkmoor Road and continue for some distance, where the property will be found on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.  
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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