16 Bynner Street
Shrewsbury
SY3 7NZ

MONKS

2 Bedroom House - Terraced
Offers In The Region Of £245,000

The features

- CHARMING PERIOD TOWN HOUSE
- ENVIABLE CONSERVATION LOCATION CLOSE TO TOWN
- LOUNGE, DINING ROOM, KITCHEN
- EASE OF ACCESS TO A5/M54 MOTORWAY NETWORK
- EPC RATING D
- FIRST FLOOR SOUTH FACING SUN TERRACE
- IDEAL FIRST TIME BUYERS
- 2 FIRST FLOOR BEDROOMS AND FURTHER SECOND FLOOR BEDROOM
- VIEWING HIGHLY RECOMMENDED

***** EXCELLENT 2/3 BEDROOM PERIOD HOME *****

A great opportunity to purchase this charming 2/3 bedroom home which offers deceptively spacious accommodation over 3 floors and has the benefit of a South facing first floor terrace - perfect for first time buyers or those looking to downsize close to Town.

Occupying an enviable position in the heart of this much sought after Conservation area being a short stroll from the vibrant Coleham community, the famous Shrewbury Quarry and Town Centre.

The accommodation briefly comprises Lounge with feature log burner, Dining Room, attractive Kitchen, ground floor Bathroom, 2 Bedrooms on the First Floor along with sun terrace and further second floor Bedroom.

The property has the benefit of gas central heating, double glazing and small courtyard garden area and first floor south facing sun terrace.

Viewing highly recommended

Property details

LOCATION
Occupying an enviable position in the heart of this much sought after Conservation area being a short stroll from the vibrant Coleham community, the famous Shrewbury Quarry and Town Centre.

LOUNGE
having window to the front, feature fireplace with cast iron log burner with storage and shelving to the side, media point, radiator.

DINING ROOM
with useful understairs storage recess, radiator.

KITCHEN
Attractively fitted with range of white fronted shaker style units incorporating a 1 1/2 drainer sink with mixer tap set into base cupboard. Further range of cupboards and drawers with wooden work surfaces over and having space for a washing machine, inset 4 ring gas hob with extractor hood over and oven and grill beneath, complementary eye level wall units, tiled splash back, space for free standing fridge freezer. Window and door to the rear, tiled flooring.

BATHROOM
with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, radiator, window to the rear.

FIRST FLOOR LANDING
Staircase to the First Floor off which lead

BEDROOM 1
A generous double room with window to the front, radiator. Useful wardrobe recess.

BEDROOM 2/SITTING ROOM
A great versatile room with radiator and single upvc door to the South facing Sun Terrace with wrought iron railings and having a lovely backdrop over the roof tops across the Conservation area.

SECOND FLOOR BEDROOM
Enclosed staircase leads to the generous Bedroom with roof lights and storage.

OUTSIDE
To the front is a small forecourt garden area enclosed with walling. To the rear again is a small paved courtyard area and lovely First Floor Sun Terrace.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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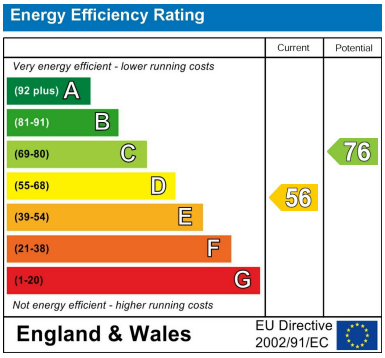

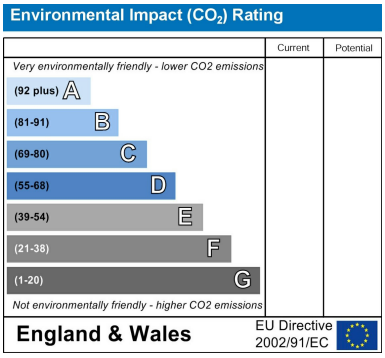

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.