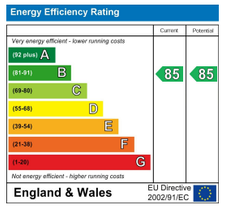
FOR SALE

The Gate House, Plot 24 Monkmoor Road, Shrewsbury, SY2 5AP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

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Shrewsbury Sales
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FOR SALE

Price Guide £535,000

The Gate House, Plot 24 Monkmoor Road, Shrewsbury, SY2 5AP

An attractively designed three storey home, providing a generous and modern contemporary environment, finished to an excellent specification, set with parking for two vehicles on this sought after and exclusive gated development.

FOR SALE

2 Reception Room/s | 3 Bedroom/s | 2 Bath/Shower Room/s

- 10 year warranty with NHBC
- All our homes are sold freehold
- Air Source Heat Pump
- Electric car charging point
- Two allocated parking spaces
- 1432 sq ft

DIRECTIONS
From Shrewsbury town centre, proceed down Wyle Cop and over the English Bridge, staying in the left hand lane. Proceed past The Abbey and at the traffic lights turn left onto Monkmoor Road. Continue along Monkmoor Road and Whitehall Gardens will be found after a short distance on the right hand side.

SITUATION
The property is delightfully positioned in a most sought after location being in a conservation area and within a short distance of the excellent range of town centre amenities which include a wide variety of shops, restaurants and social facilities. The property is positioned within walking distance of the Quarry Park which has some delightful walks along the banks of the River Severn. Shrewsbury provides excellent schooling including both state and private whilst the town centre also offers a rail service. Commuters will be delighted to note that there is excellent road access to the A5 which leads to the M54 motorway and West Midlands beyond.

THE DEVELOPMENT
Whitehall Gardens is an exquisite gated development, featuring seven bespoke one and two bedroom conversions, as well as eighteen two, three and four bedroom new build homes. Whitehall Gardens is set on the most beautiful historic site within the gardens of Whitehall Mansions. Situated by the beautiful 16th Century Dove Cote, the new build homes have been designed with the historic and traditional features in mind. Completely unique to Whitehall Gardens, the homes come with a high-specification as standard.

THE DEVELOPER
Shropshire Homes is an award winning housebuilder, developing homes of quality and character for over forty-four years. From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create beautiful properties in Shropshire and surrounding areas.

DESCRIPTION
The Gate House is a thoughtfully designed three storey residence, offering spacious and modern living environment. To the ground floor, a central reception hall leads off to a spacious living room and the feature open plan kitchen dining family room which has french doors leading out to the gardens. Also to the ground floor is a useful guest WC. To the first floor, there are two double bedrooms and the family bathroom, whilst the second floor affords a fantastic principal suite with bedroom, dressing area and en-suite bathroom. Outside, the property had the advantage of parking for 2 vehicles and easily maintained gardens.

KEY FEATURES
- Timber windows with Chrome handles
- Oak veneer doors
- A choice of granite and quartz kitchen worktops*
- Lifestyle range of kitchen units to choose from*
- Hotpoint dishwasher
- Hotpoint fridge
- Hotpoint Freezer
- Hotpoint Induction hob
- Hotpoint oven
- Hotpoint Microwave
- Undermounted sink with polished chrome tap
- Pull out bin to suit available unit size
- Wall mounted rain shower system
- Towel warmer and back-lit mirror in bathroom
- Wall hung vanity unit with draw and matching basin
- Electric panelled garage door

ACCOMMODATION

ENTRANCE HALL

OPEN PLAN KITCHEN DINING FAMILY ROOM
17'10" x 13'10"

LIVING ROOM
13'10" x 11'6"

FIRST FLOOR LANDING

BEDROOM TWO
13'10" x 10'7"

BEDROOM THREE
13'10" x 11'6"

BATHROOM

SECOND FLOOR LANDING

PRINCIPAL SUITE

BEDROOM ONE
13'10" x 11'6"

DRESSING AREA

ENSUITE SHOWER ROOM

GENERAL REMARKS

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. Air Source Heat Pump. None of these services have been tested.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.