



## **30 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire, SY2 5AP**

# **£560,000**

This rare, imposing Victorian period 5 bedroom semi detached house provides accommodation of immense character over three floors. Centrally located in the ever popular Cherry Orchard area, accommodation includes: Enclosed Porch, Hall, Impressive Living Room, Dining Room, large Kitchen/Breakfast Room, Conservatory, WC, Lobby, Utility. 2 Double Bedrooms and Bathroom on the first floor. and 3 further Bedrooms on the second floor. Established private gardens, 2 separate driveways and a large Garage. Central location.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

## Accommodation comprises

Twin part-glazed wooden entrance door with stained glass over panel.

## Enclosed Porch

Original pattern tile flooring, further part-glazed door with stained glass panels above.

## Entrance Hall

Original pattern tile flooring, cornice and ceiling rose, radiator, under-stairs storage area, staircase leads to First Floor Landing.

## Living Room

Cornice, picture rail and ceiling rose, radiator, feature marble fireplace with quarry tile hearth and open grate, wide deep bay window overlooking garden, wall and ceiling lights, exposed floor boards.

## Dining Room

Cornice and ceiling rose, recessed fireplace with exposed brickwork, quarry tile flooring, radiator, double glazed window overlooking Courtyard.

## Kitchen/Breakfast Room

Flagstone flooring with under floor heating, custom built Kitchen with range of wooden units, twin stainless steel sink, worktops, Hotpoint multi fuel range with extractor above, 3 windows and skylight provide excellent natural lighting.

## Conservatory

Of brick and uPVC double glazed construction, polycarbonate roof, French doors lead to rear driveway, tiled flooring, power and lighting points.

## Cloakroom/WC

Fitted with WC.

## Rear Lobby

Window and doors to the garden.

## Utility Room

Tiled flooring, range of base and eye level units, work surface with sink and drainer, space and plumbing for washing machine and other appliances, wall mounted Worcester gas central heating boiler, hot water tank, 2 double glazed windows.

## First Floor Landing

Decorative stained glass window, radiator, staircase leads to Second Floor Landing.

## Bedroom 1

Cornice, radiator, marble fireplace with decorative tile inset and cast iron grate, built in wardrobe with shelving and sash window, bow window with stained glass sections overlooks garden.

## Bedroom 2

Exposed floor boards, sash window, radiator, fitted storage cupboards with shelving.

## Bathroom

Fitted with white suite including bath with shower set over, tiled wall sections, wash basin and WC, heated towel rail, double glazed sash window.

## Second Floor Landing

Exposed floor boards and skylight.

## Bedroom 3

Painted floor boards, radiator, double glazed window.

## Bedroom 4

Exposed floor boards, radiator, double glazed windows enjoying aspects toward the town.

## Bedroom 5

Part vaulted ceiling, radiator, exposed floor boards, double glazed window enjoying views of the townscape.

## Outside

The property is approached through twin ornamental iron gates, to the front, leading onto a long wide, flagged and brick paved driveway providing potential for parking. A second driveway to the side of the property, accessed from Canon Street, provides further parking and access to Garage.

## Brick Built Garage 18' 5" x 14' 7" (5.61m x 4.44m)

Power and lighting, twin doors.

## Gardens

The well enclosed gardens comprise neatly maintained lawns and a variety of well stocked flower and herbaceous borders, along with specimen trees. A brick-paved path gives access to a good size store area. There is a pathway around the property with an archway leading to a flagged patio providing an excellent entertaining space. Further floral and herbaceous borders. Timber shed. The gardens offer great privacy.

## Services

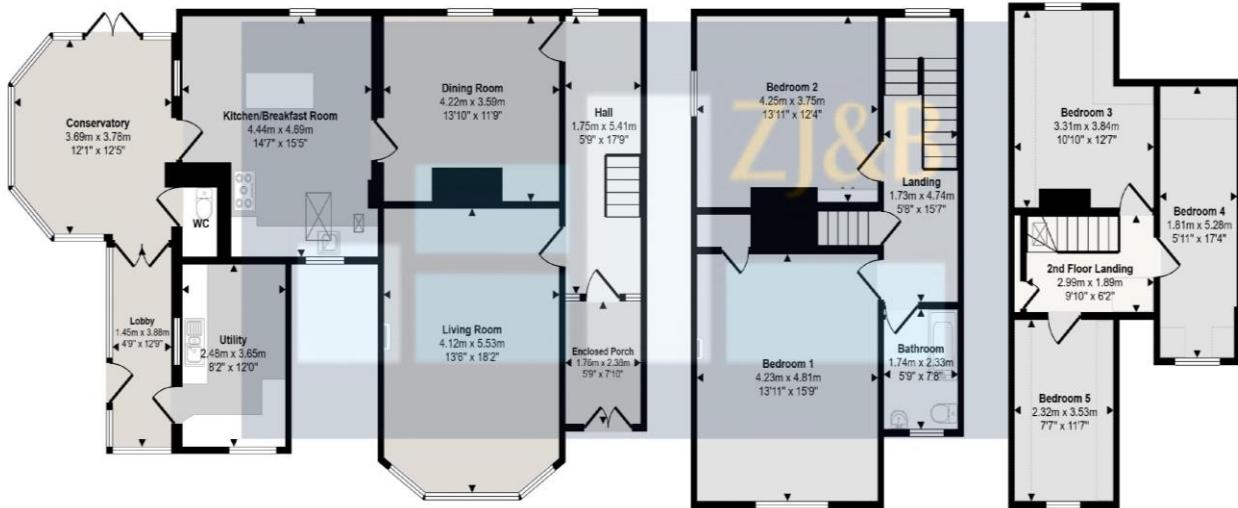
We understand that mains water, drainage, electricity and gas are connected to the property.

## Council Tax Band E

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area  
198 sq m / 2127 sq ft



Ground Floor  
Approx 105 sq m / 1133 sq ft

First Floor  
Approx 56 sq m / 596 sq ft

Second Floor  
Approx 37 sq m / 396 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



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