39 Monkmoor Road
Shrewsbury
SY2 5AH

MONKS

3 Bedroom House - Terraced
Offers In The Region Of £259,500

The features

- PERIOD TOWN HOUSE
- RECEPTION HALL, LOUNGE AND SEPARATE DINING ROOM
- 2 DOUBLE FIRST FLOOR BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- CLOSE TO RANGE OF LOCAL AMENITIES.
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- KITCHEN AND CELLAR
- ATTIC BEDROOM
- EARLY VIEWING RECOMMENDED
- EPC RATING E

***** CHARMING 3 BEDROOM PERIOD TOWN HOUSE *****

An excellent opportunity to purchase this period terraced Town House offering spacious accommodation and offered for sale with no upward chain.

Occupying an enviable position on the edge of this much sought after Conservation area with great local amenities on hand, riverside walks and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge and Separate Dining Room each with period fireplaces, Kitchen, Cellar, 2 First Floor Bedrooms and Bathroom and Attic Room/Bedroom with velux affording lovely views over the Town.

The property has the benefit of gas central heating and enclosed rear garden.

Viewing recommended.

Property details

LOCATION
Occupying an enviable position on the edge of this much sought after Conservation area with great local amenities on hand, riverside walks and for commuters ease of access to the A5/M54 motorway network.

RECEPTION HALL
Wooden entrance door with glazed light over to Reception Hall. Radiator.

LOUNGE
having bay window overlooking the front, feature period fireplace with open grate, exposed boarded floor, radiator.

DINING ROOM
A generous sized room with sash window to the rear, period fireplace with open grate, exposed boarded floor, radiator.

KITCHEN
Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for range of appliances, tiled surrounds and eye level wall units. Window and door to garden, radiator.

CELLAR
A useful storage room with adjacent former coal store.

FIRST FLOOR LANDING
Staircase leads to First Floor Landing, radiator and off which lead

BEDROOM 1
An excellent sized room with window to the front, range of fitted bedroom furniture, radiator.

BEDROOM 2
Another double room with window to the rear, radiator.

BATHROOM
A well appointed room with suite comprising panelled bath, shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

SECOND FLOOR BEDROOM
Enclosed staircase leads to Bedroom 3 with velux roof light to the rear with far reaching views back across to the Town. Radiator.

OUTSIDE
To the front is an enclosed forecourt garden area with high screened hedging affording a good level of privacy. The Rear Garden has a decked sun terrace and garden laid to lawn, enclosed with wooden fencing. Brick built outhouse/storage unit.

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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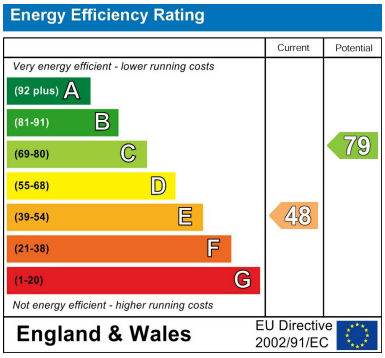

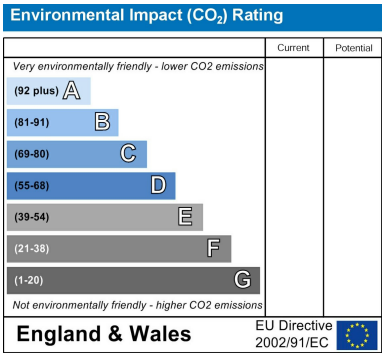

Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
Click. www.monks.co.uk

Shrewsbury office
10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

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.