



30a Crowmere Road, Monkmoor, Shrewsbury, Shropshire, SY2 5HX

£350,000

An individually designed, stylish detached house that provides large 3 bedroomed accommodation close to the town centre. Includes: Entrance Hall, WC, Living Room, Dining Room, Kitchen, Integral Garage, Attractive staircase and landing, Bedroom 1 with En-suite Shower Room, 2 further double Bedrooms, large 4 piece main Bathroom. Impressive enclosed garden, spacious driveway, GCH, DG. No Upward Chain.



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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

Double glazed entrance door.

Entrance Hall

Radiator, staircase with half landing, leads to First Floor Landing.

Cloakroom/EC

Fitted with WC and wash basin, tiled flooring and extractor.

Living Room

Adams style wooden fire surround with marble style inlay and hearth with fuel effect fire inset, radiator, double glazed window to the front.

Dining Room

Radiator, double glazed sliding patio doors leading onto attractive, private rear garden.

Kitchen

Fitted with range of units with laminated work tops, inset 1 1/2 bowl sink unit, tiled splashback, integrated electric double oven, 4 ring gas hob with filter hood above, radiator, tiled flooring, double glazed window overlooking rear garden, double glazed door to the side.

Integral Garage

Power and lighting, wall mounted Worcester gas combination central heating boiler.

First Floor Landing

Double glazed side window, large built in shelved storage cupboard, access to roof space via loft ladder.

Bedroom 1

Radiator, double glazed window to the front.

En Suite Shower Room

Fitted with white 3 piece suite providing tiled shower cubicle, wash basin and WC, half tiled walls, radiator, shaver socket, extractor and double glazed window to the side.

Bedroom 2

Radiator and double glazed window overlooking rear garden.

Bedroom 3

A further good size room with radiator and double glazed window to the front.

Bathroom

A large room fitted with 4 piece white suite providing bath with shower unit over and tiled walls around, half tiled to remaining walls, bidet, wash basin and WC, radiator, shaver socket, extractor, double glazed window to the rear.

Outside - Front

The property is approached through double wrought iron gates leading onto an extensive block paved driveway which extends the full width of the property, providing ample parking and turning space. Raised bed, selection of shrubs and enclosed by fencing and hedging. A gated pathway to the side leading to the rear.

Rear Garden

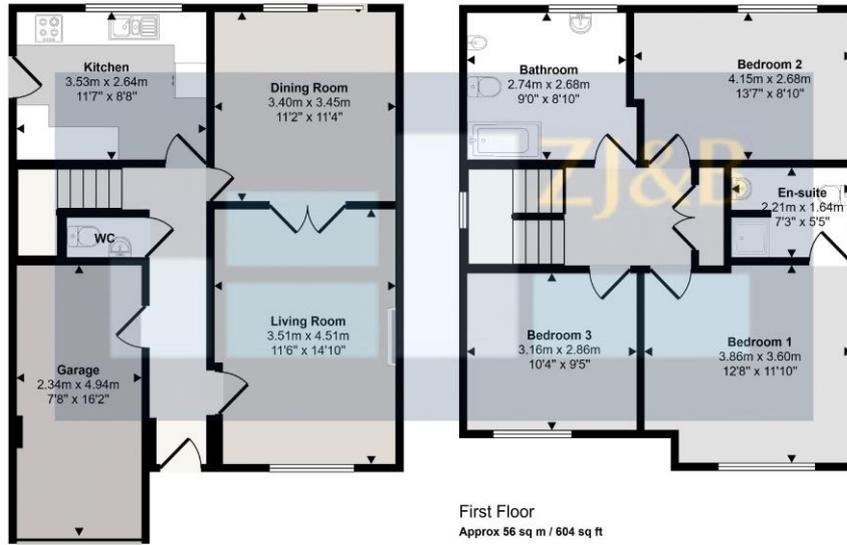
An attractive rear garden approached onto a split level paved patio, large central gravel beds with shrub beds set around, variety of trees, timber frame greenhouse and garden shed and the garden is enclosed by timber fencing and offers a great deal of privacy.

Council Tax Band B

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
117 sq m / 1257 sq ft



Ground Floor
Approx 61 sq m / 654 sq ft

First Floor
Approx 56 sq m / 604 sq ft

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



This is a copy of the title plan on 13 FEB 2026 at 10:44:26. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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This title is dealt with by HM Land Registry, Telford Office.

DynamicPDF: Bathroom (3D evaluation) (www.DynamicPDF.com)

Energy performance certificate (EPC)

30a Cromwell Road SHEWISBURY SY2 6JX	Energy rating C	Valid until: 16 February 2036 Certificate number: 9036-6122-5500-0766-4292
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Property type: Detached house
Total floor area: 112 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage