



## Moneybrook Way, Meole Brace, Shrewsbury, Shropshire, SY3 9NP

### Offers in the Region Of £185,000

This well maintained much loved end terrace, 3 bedroom family house enjoys a prime corner position. Accommodation provides: Entrance Hall, Living Room, Kitchen With Pantry, Dining Room, Side Lobby, Workshop/Store, 3 Bedrooms, Bathroom, WC. GCH, DG, Driveway, Attractive Garden. Excellent Further Potential. Early Viewing Is Recommended.



## **Moneybrook Way, Meole Brace, Shrewsbury, Shropshire, SY3 9NP**

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 and side window.

### **Entrance Hall**

Radiator, staircase leads to First Floor Landing

### **Living Room** 12' 8" x 12' 7" (3.86m x 3.83m)

Adams style fireplace with coal effect gas fire inset, radiator, double glazed window to the front.

### **Kitchen** 9' 4" x 9' 3" (2.84m x 2.82m)

Fitted with range of wooden fronted units to 3 wall areas, laminate work tops, inset 1 1/2 bowl sink unit, quarry tile flooring, radiator, double glazed window overlooking rear garden, built in shelved Pantry with side window, under stairs storage cupboard, double glazed door to Side Lobby.

### **Dining Room** 9' 4" x 9' 2" (2.84m x 2.79m)

Radiator, double glazed window overlooking attractive rear garden.

### **Enclosed Side Lobby**

Tiled flooring, double glazed doors to the front and rear.

### **Useful Brick Built Workshop/Store** 11' 7" x 5' 5" (3.53m x 1.65m)

Double glazed window.

### **First Floor Landing**

Double glazed side window, access to roof space, built in airing cupboard.

### **Bedroom 1** 12' 10" x 9' 10" (3.91m x 2.99m)

Radiator, range of fitted wardrobes and high level storage cupboard and chest of drawers, radiator, double glazed window to the front.

### **Bedroom 2** 11' 1" x 9' 3" (3.38m x 2.82m)

Radiator, built in wardrobe, double glazed window overlooking rear garden.

### **Bedroom 3** 8' 9" x 8' 0" (2.66m x 2.44m)

Radiator, double glazed window to the front, built in wardrobe.

### **Bathroom**

Fitted with bath with Triton electric shower unit over, wash basin set to vanity unit with cupboard beneath, fully tiled to 3 walls, radiator, double glazed side window.

### **Separate WC**

Low level flush WC, double glazed window to the rear.

### **Outside - Front**

The property enjoys an appealing corner plot, approached through a wrought iron gate leading onto paved patios with raised oval flower bed/rockery and enclosed to the front by hedging and wall. Driveway to the side of the property.

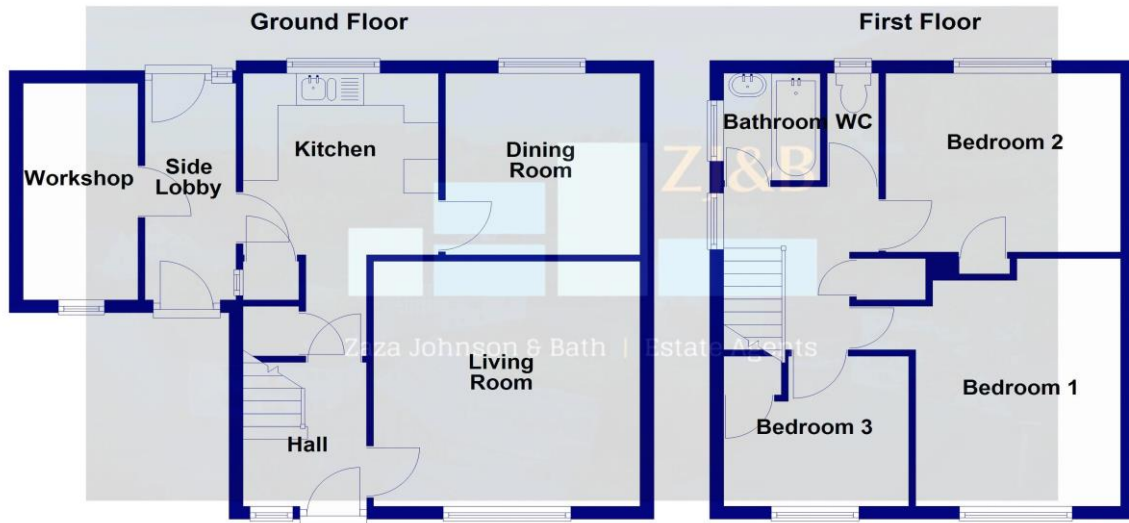
### **Rear Garden**

Approached from the side lobby, the garden provides lawns with central paved feature, vegetable garden to one side, variety of shrub beds and borders. The garden is enclosed by brick wall and fencing. Cold water tap.

### **Council Tax Band B**

**Tenure:** Our client advises us that the property is Freehold and is held on a possessory title. 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**



FLOOR PLANS FOR GUIDANCE ONLY

## Energy performance certificate (EPC)

103 Moneybrook Way SHREWSBURY SY3 9NP	Energy rating	Valid until:	18 June 2036
	<b>E</b>	Certificate number:	6300-1685-0922-0691-3663

Property type	End-terrace house
Total floor area	81 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 E. It has the potential to be C.

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



### **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**