16 Ashley Street
Shrewsbury
SY2 5DU

MONKS

3 Bedroom House - Semi-Detached
Offers In The Region Of £335,000

The features

- PERIOD 3 BEDROOM SEMI DETACHED HOUSE
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- 3 BEDROOMS AND BATHROOM
- GOOD SIZED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE SOUGHT AFTER LOCATION
- RECEPTION HALL, LOUNGE, DINING ROOM, KITCHEN
- MANY ORIGINAL PERIOD FEATURES
- CLOSE TO AMENITIES
- EPC RATING E

***** PERIOD HOME WITH MANY ORIGINAL FEATURES *****

An excellent opportunity to purchase this mature, period home which is offered for sale with no upward chain and boast many of its original period features.

Occupying an enviable position in this much sought after Conservation area being a pleasant stroll from the Town Centre and Railway Station and for commuters ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, church and riverside walks.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, original features including period fireplaces, large established rear garden.

Viewing highly recommended.

Property details

LOCATION
Occupying an enviable position in this much sought after Conservation area being a pleasant stroll from the Town Centre and Railway Station and for commuters ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, church and riverside walks.

RECEPTION HALL
Covered entrance with wooden and glazed door opening to Reception Hall with tiled floor, radiator.

LOUNGE
A charming room with bay window overlooking the front, attractive period fireplace with tiled hearth and insets with open grate with wooden surround and media point over, stripped boarded floor, radiator.

DINING ROOM
with window to the rear, chimney breast with recess for fire and original wooden storage cupboards to the side, quarry tiled floor, radiator. Useful under stairs storage cupboard.

KITCHEN
fitted with range of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units, windows to the side and door to the garden.

DOWNSTAIRS TOILET
with low flush WC.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the First Floor Landing with access to roof space.

BEDROOM 1
A generous double room naturally well lit by two windows overlooking the front, chimney breast with ornamental period fireplace, radiator.

BEDROOM 2
with window to the rear, ornamental period fireplace and storage cupboards, radiator.

BEDROOM 3
with window overlooking the rear, radiator.

BATHROOM
fitted with original roll top bath on claw feet, pedestal wash hand basin and WC. Wooden panelled surrounds, radiator, window to the side.

OUTSIDE
The property is approached over pathway with gravelled forecourt garden area which is enclosed with brick walling. The Rear Garden is of an excellent size and sectioned to several seating and entertaining areas with good sized artificial lawned area with open wooden bar and summerhouse with power and lighting. Additional area with bark ideal for fire pit/bbq and with wooden enclosed seating/bar and additional storage sheds. The Gardens offer a good level of privacy, sun and shade being enclosed with wooden fencing, specimen trees and shrubs.

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 C - 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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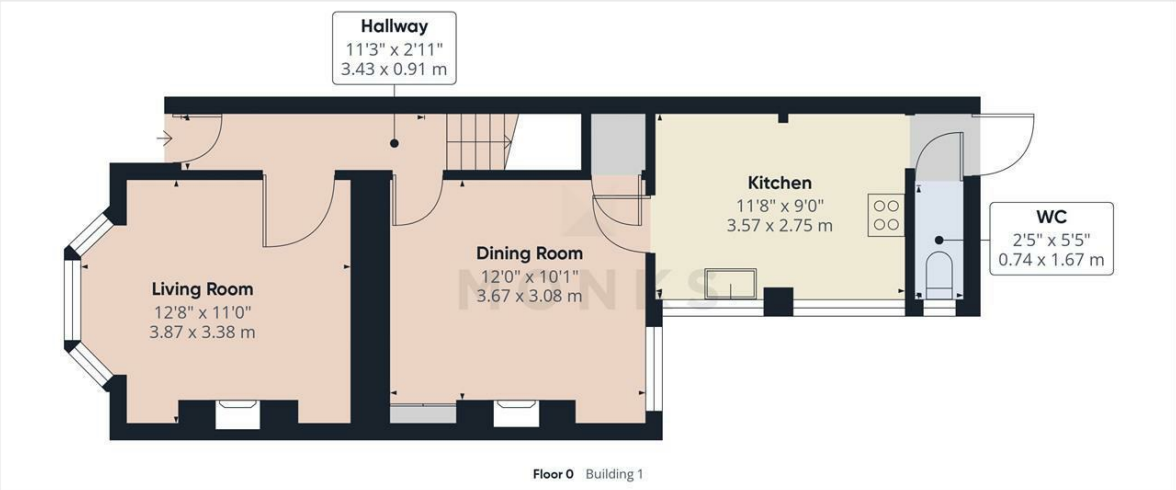

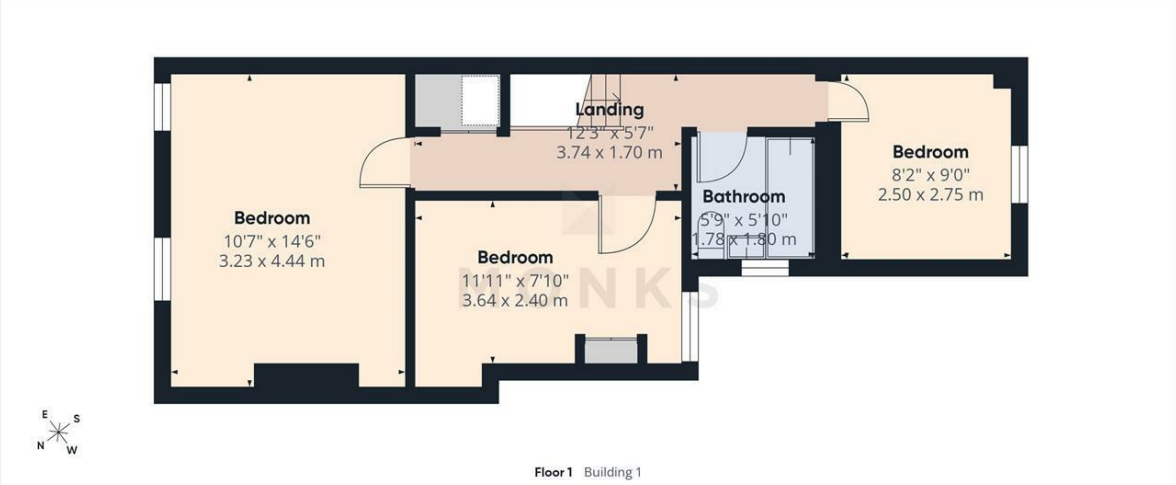

MONKS

Approximate total area(1)
873 ft²
81.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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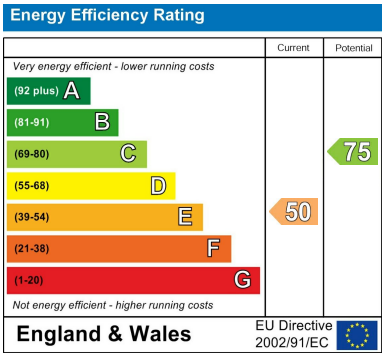

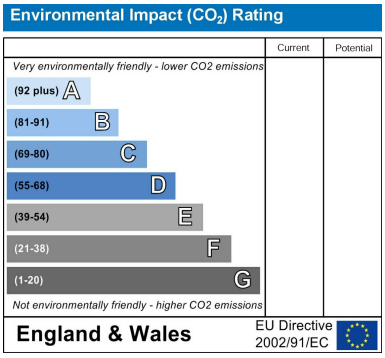

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We're available 7 days a week
HOME – four words that define who, and what we are:

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.