



# 104 MONKMOOR ROAD

Shrewsbury | SY2 5BN





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Close to town amenities.

AN IMMACULATELY PRESENTED FAMILY HOME SITUATED IN AN  
INCREDIBLY POPULAR LOCATION WITH THE POTENTIAL FOR  
UPDATING AND MODERNISATION

Superb double reception room  
3 bedrooms and an updated family shower room  
Kitchen/breakfast room  
Lovely private driveway with large frontage  
Potential for extension to the side and rear (subject to the necessary PP)



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

## DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop over the English Bridge staying in the left hand lane and proceed to the next set of traffic lights. Turn left at the traffic lights onto Monkmoor Road, proceed to past the turning Crowmere Road and the property will be found on the right hand side.

W3W - [///tribune.dress.honey](http://tribune.dress.honey)

## SITUATION

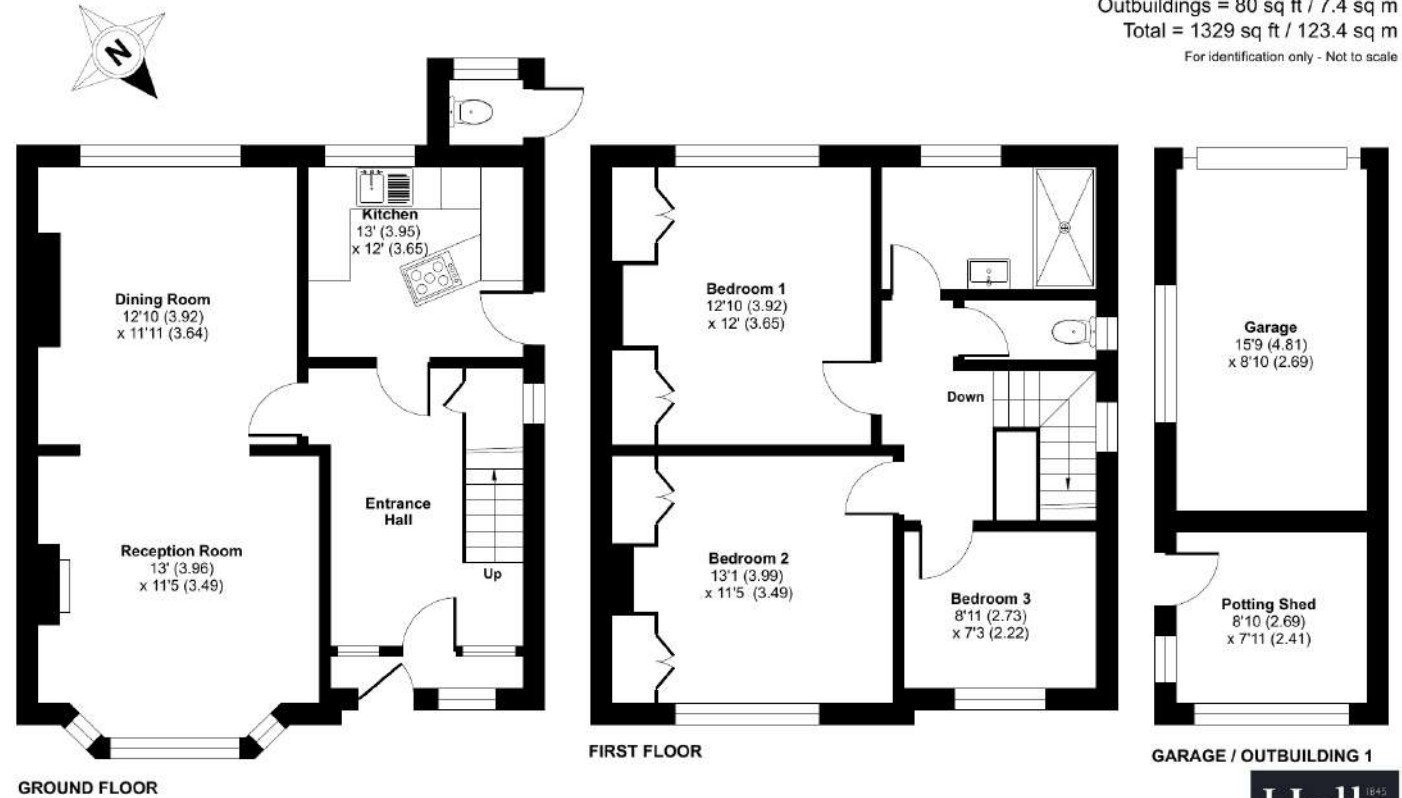
The property is situated in an established and popular residential area which has a range of amenities close at hand but is also conveniently positioned for town centre facilities. Shrewsbury town centre has a fashionable range of shops, leisure and social amenities and also offers a rail service. Commuters will be pleased to note there are excellent links off to the A5 and M54 motorway.

## PROPERTY

Situated in one of the area's most sought-after residential locations, 104 Monkmoor Road is a delightful three-bedroom detached family home offering spacious and well-maintained accommodation, with excellent potential for further enhancement and extension (subject to the necessary planning permissions).

The property has been lovingly cared for and is immaculately presented throughout, while offering an exciting opportunity for a purchaser to update and modernise to their own taste and specification.

The accommodation briefly comprises a welcoming entrance hall, a superb double reception room providing generous living and dining space, and a well-proportioned kitchen/breakfast room overlooking the rear garden.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2026. Produced for Halls. REF: 1455344



To the first floor are three well-sized bedrooms, served by an updated contemporary family shower room.

Early viewing is highly recommended to appreciate the superb location, generous plot and outstanding potential this wonderful family home has to offer.





## OUTSIDE

Externally, the property benefits from a substantial private driveway with an attractive large frontage, providing ample off-road parking and access to the garage, which is complemented by an adjoining workshop-ideal for hobbies, storage or potential conversion.

To the rear is a generous south-easterly facing garden, enjoying a high degree of privacy and offering the perfect space for outdoor entertaining and family life. The plot also presents excellent potential to extend to the side and rear (subject to the relevant planning consents), making this an ideal home for growing families.

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

Mains water, electricity, gas and drainage are understood to be connected.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX & EPC RATING

Council Tax Band - D  
Current EPC Rating -C



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



