



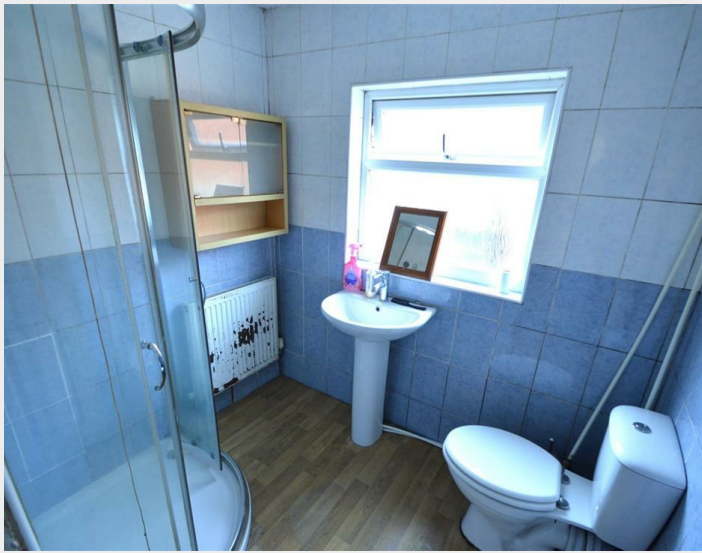
303 MONKMOOR ROAD

| SHREWSBURY | SHROPSHIRE | SY2 5TF



A mature semi detached house offering well proportioned accommodation requiring an extensive scheme of modernisation, set with generous gardens in this most popular residential locality.

Offers in the region of £185,000



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- Popular location
- Well proportioned
- In need of modernisation
- Gardens
- Generous driveway
- NO ONWARD CHAIN

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 the far end until you reach the roundabout. Continue straight over and past the shops on the right hand side, the property will be identified after a short distance on the left hand side.

SITUATION

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



DESCRIPTION

303 Monkmoor Road is a mature semi detached property which offers accommodation of pleasing proportions. A general scheme of modernisation and improvement is required allowing all potential purchasers the opportunity to introduce their own ideas and designs. The ground floor provides a living room, kitchen diner and shower room, whilst to the first floor there are three bedrooms. Outside there is generous driveway parking area together with flowing lawned gardens to the front and some timber outbuildings to the rear.

ACCOMMODATION

STORM PORCH

With panelled part glazed entrance door into:-

LIVING ROOM

With door leading to staircase to first floor. Window overlooking garden.

KITCHEN DINER

Providing eye and base level units comprising cupboards and drawers with work surface area over. Stainless steel sink unit and drainer with mixer tap. Space and plumbing for washing machine. Space for fridge. Space for freezer. Built in under stair storage cupboard. Door to:-

REAR LOBBY

Housing the WORCESTER Oil fired central heating boiler. Access door to rear. Door to:-



SHOWER ROOM

Providing a suite comprising low level WC, pedestal wash hand basin and corner shower cubicle with mains fed shower, sliding splash screen, part tiled walls and tiled splash.

FIRST FLOOR LANDING

With access to loft space.

BEDROOM ONE

With window and pleasant outlook over front garden.

BEDROOM TWO

BEDROOM THREE

With access to loft space.

OUTSIDE

The property is approached through a gated entrance on to a generous driveway with parking space for numerous vehicles.

THE GARDENS

To the front the gardens are generously proportioned and offer flowing lawns flanked by established hedgerows. Extending down the side of the property is an additional flagged storage/parking area. Located to the rear is a small paved area with a range of useful timber outbuildings.

GENERAL REMARKS



ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

COUNCIL TAX

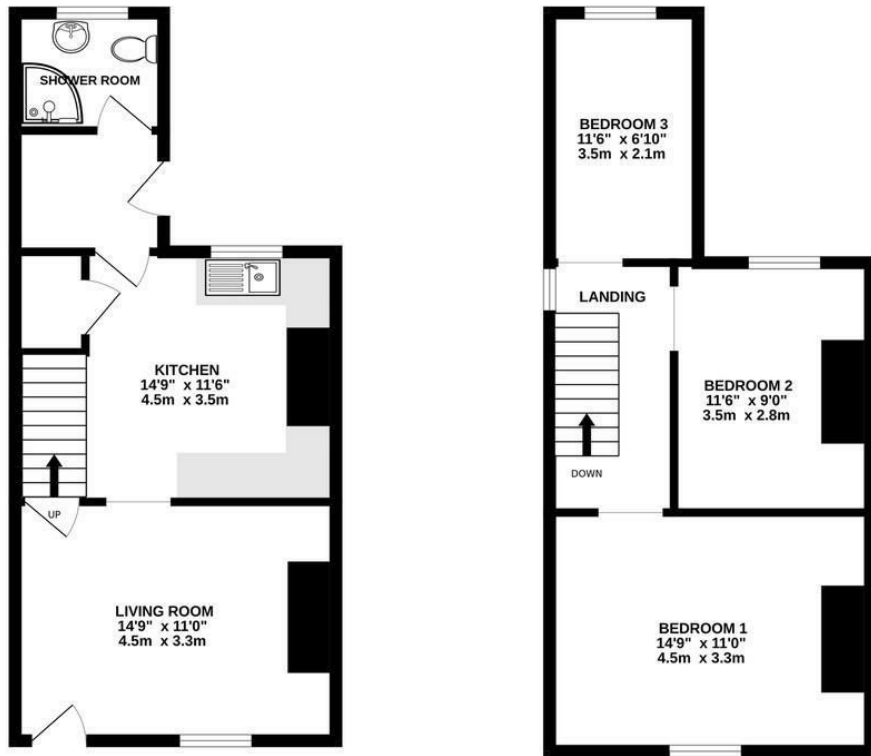
The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	82
England & Wales		
EU Directive 2002/91/EC		

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 ✉ shrewsbury@hallsgb.com

www.hallsgb.com



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 are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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