69 Wenlock Road
Shrewsbury
SY2 6JU

MONKS

2 Bedroom House
Asking Price £250,000

The features

- CHARMING PERIOD TOWN HOUSE
- RECEPTION HALL, LOUNGE, DINING ROOM, KITCHEN
- OFF ROAD PARKING
- PERFECT FOR FIRST TIME BUYER OR DOWNSIZER
- MUCH SOUGHT AFTER LOCATION CLOSE TO THE TOWN CENTRE
- 2 DOUBLE BEDROOMS AND BATHROOM
- LOVELY LONG ESTABLISHED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED

***** IMPRESSIVE PERIOD TOWN HOUSE *****

An excellent opportunity to purchase this lovely 2 bedroom period home which retains many of its original features and has a lovely established rear garden. Perfect for first time buyer, growing family and those looking to downsize.

Occupying an enviable position in this much sought after residential location ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, doctors, public house/restaurant, church and a pleasant walk to the Reabrook Conservation Area and Town Centre.

The accommodation briefly comprises Reception Hall, Lounge with feature period fireplace, Dining/Sitting Room with open grate, Kitchen. Utility area/Garden Room, 2 generous Bedrooms and Bathroom.

The property has the benefit of gas central heating, driveway with parking and lovely established rear garden.

Viewing highly recommended

Property details

LOCATION
The property is located on the Eastern edge of the Town being a short stroll from an excellent range of amenities including shops, supermarket, schools, doctors, church, restaurant and public houses. There a lovely walks through the nearby Reabrook Conservation Area and to the vibrant Abbey Foregate and Coleham Areas along with the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

RECEPTION HALL
Entrance door opens to Reception Hall with original patterned tiled floor, radiator.

LOUNGE
A lovely characterful room having bay window overlooking the front, chimney breast housing cast iron period open grate with tiled insets, radiator. Original coved ceiling and picture rail.

DINING/SITTING ROOM
having sash window to the rear, useful understairs storage recess, radiator. Attractive brick fireplace with open grate,

KITCHEN
Attractively fitted with range of pine fronted units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for range of appliances. Tiled surrounds and matching eye level wall units. window to the side, quarry tiled floor.

UTILITY/GARDEN ROOM
with space for additional appliances or seating area and having double opening doors to the garden, window to the side and radiator.

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 with two windows to the front, radiator.

BEDROOM 2
A generous room with window to the rear with aspect over the garden, radiator.

BATHROOM
with suite comprising panelled bath with shower over, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE
The property is approached over driveway with parking. The Rear Garden is a particular feature being of a good size in length with paved sun terrace and long lawn which is enclosed with mature hedging.

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
We are advised the council tax is Band B,however 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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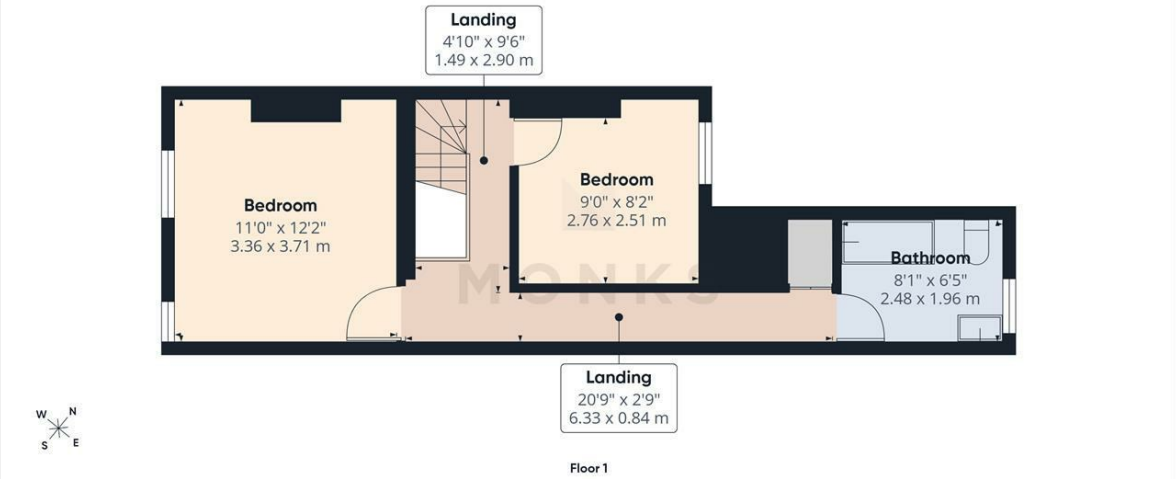

MONKS

Approximate total area(1)
779 ft²
72.3 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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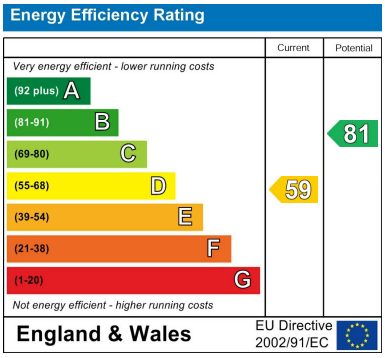

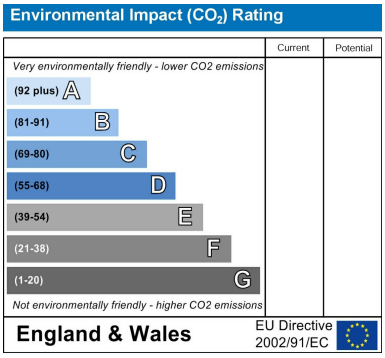

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We're available 7 days a week
HOME – four words that define who, and what we are:

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.