

12 Albert Road Shrewsbury SY1 4JB



4 Bedroom House - Mid Terrace
Offers In The Region Of £247,500

The features

- GENEROUS SIZED 4 BEDROOM TERRACED HOUSE
- IDEALLY PLACED FOR A RANGE OF LOCAL AMENITIES
- KITCHEN/DINING ROOM WITH OVEN AND HOB
- GOOD SIZED REAR GARDEN AND DRIVEWAY WITH PARKING
- PERFECT FOR A GROWING FAMILY
- RECEPTION HALL, CLOAKROOM, GOOD SIZED LOUNGE
- 4 GOOD SIZED BEDROOMS AND SHOWER ROOM
- VIEWING RECOMMENDED



***** GENEROUS SIZED FAMILY HOME WITH 4 BEDROOMS *****

An excellent opportunity to purchase this deceptively spacious 4 bedroom home which is ideal for a growing family or those who work from home.

Occupying an enviable position in this popular location, a short stroll from a range of amenities including schools, supermarkets, doctors, recreational facilities and riverside walks. There is a regular bus service to the Town Centre and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Kitchen/Dining Room, 4 good sized Bedrooms and Shower Room.

The property has the benefit of gas central heating, driveway with parking for two cars and excellent sized rear garden.

Viewing recommended.

Property details

LOCATION

Occupying an enviable position in this popular location, a short stroll from a range of amenities including schools, supermarkets, doctors, recreational facilities and riverside walks. There is a regular bus service to the Town Centre and for commuters ease of access to the A5/M54 motorway network.

RECEPTION HALL

Double glazed entrance door opens to Reception Hall with useful under stairs storage recess, radiator.

CLOAKROOM

with WC and wash hand basin.

LOUNGE

A generous sized room having window to the front, chimney breast housing cast iron log burner, fitted wall lights, wooden effect flooring, radiator.

KITCHEN/DINING ROOM

Dining Area having double opening French doors leading onto the garden, radiator and ample space for dining table.

The Kitchen is fitted with range of white fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for range of appliances. Inset 4 ring hob with extractor hood over and double eye level oven and grill with storage above and below. Tiled surrounds and complementary eye level wall units, window overlooking the garden, attractive wooden effect flooring throughout.

FIRST FLOOR LANDING

From the Reception hall staircase leads to First Floor Landing off which lead

BEDROOM 1

a generous double room with window to the front, radiator.

BEDROOM 2

another generous double room with window overlooking the garden, radiator.

BEDROOM 3

a double room with window to the front, radiator.

BEDROOM 4

with window to the rear, radiator.

SHOWER ROOM

Fitted as a Wet Room with electric shower, wash hand basin and WC. Complementary tiled surrounds, radiator and window to the rear.

OUTSIDE

The property is approached over block paved driveway with parking for two cars. The Rear Garden is of a good size being laid to good sized covered paved sun terrace and excellent size lawn with well stocked flower, shrub and herbaceous beds. To the rear is an additional paved seating area and garden storage shed. Enclosed with wooden fencing.

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 B - 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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Floor 0



Floor 1

Approximate total area^m
 1070 ft²
 99.4 m²

Reduced headroom
 7 ft²
 0.7 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360



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Get in touch

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We're available 7 days a week

HOME – four words that define who,
 and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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