SAMUEL WOOD

74 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AY

Offers In The Region Of £400,000

Hotpoint
AQUARIUS

74 Monkmoor Road

Shrewsbury, Shropshire, SY2 5AY

3 1 3 D

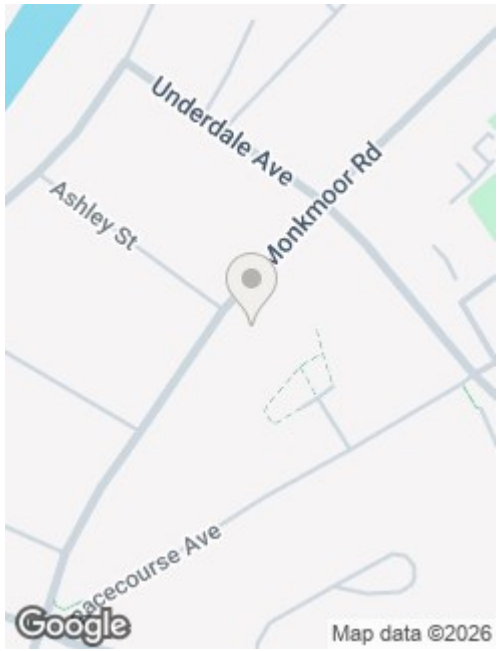
- Attractive Three Bedroom Detached Home
- Detached Garage
- Modern Conservatory with Radiator
- Landscaped Rear Garden
- Close To Amenities and River Walks
- Generous Plot with Ample Parking
- Spacious Open Plan Living Space
- Downstairs Cloakroom
- Gas Central Heating Throughout
- EPC Rating D

Occupying a generous plot in a well-established residential location, this attractive three-bedroom detached home offers spacious and versatile accommodation, ideal for families and those looking to upsize. Beautifully presented throughout, the property enjoys a bright open-plan living and dining room with a feature fireplace, flowing seamlessly into a modern conservatory overlooking the landscaped rear garden. A wide welcoming hallway, downstairs cloakroom and three well-proportioned bedrooms further enhance the appeal. Outside, the property benefits from a substantial driveway providing ample off-road parking, a detached garage and thoughtfully landscaped gardens, creating an excellent space for relaxing and entertaining. Situated close to schools, local shops, pubs, picturesque riverside walks, excellent road links and Shrewsbury town centre, this is a superb opportunity to enjoy both convenience and lifestyle.

A spacious entrance hallway creates an excellent first impression and leads to a generous open-plan living and dining room, complete with a feature fireplace and an abundance of natural light. Double doors open into the modern conservatory, which benefits from a radiator, making it a comfortable year-round living space with views across the rear garden. The ground floor is further complemented by a useful downstairs cloakroom and a well-appointed kitchen.

The first floor offers three well-proportioned bedrooms, providing comfortable accommodation for families, guests or those working from home. The bedrooms are served by a family bathroom, while gas central heating ensures warmth and comfort throughout the property.

This property occupies a generous plot with a large driveway providing ample off-road parking for several vehicles. To the rear, the beautifully landscaped garden offers an attractive and private outdoor space, ideal for entertaining or family enjoyment. A detached garage provides additional storage or workshop potential.



Directions

What3words: ///judge.olive.stared

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15 Mbps, Superfast 279 Mbps & Ultrafast 10,000 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

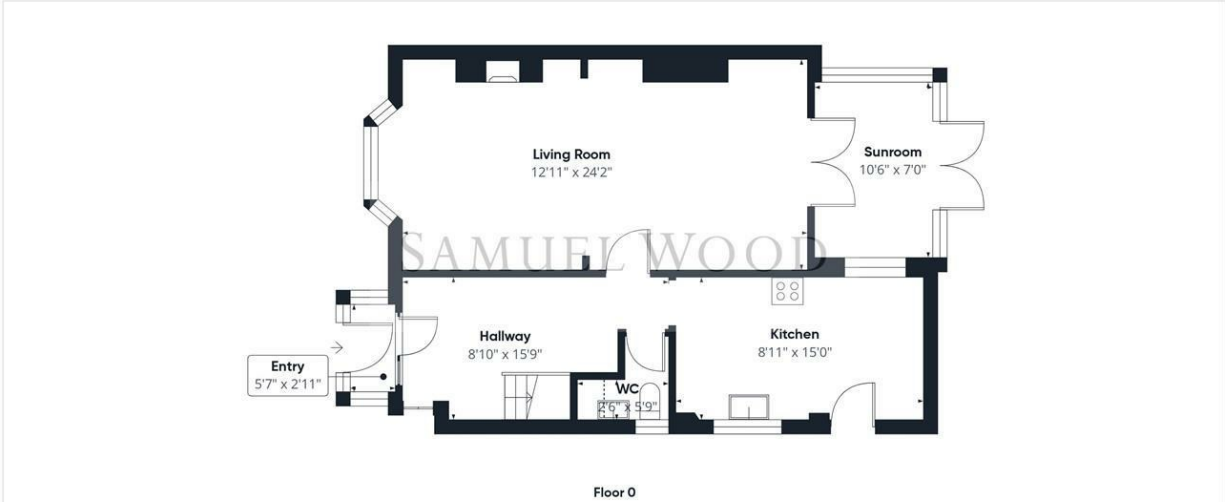
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

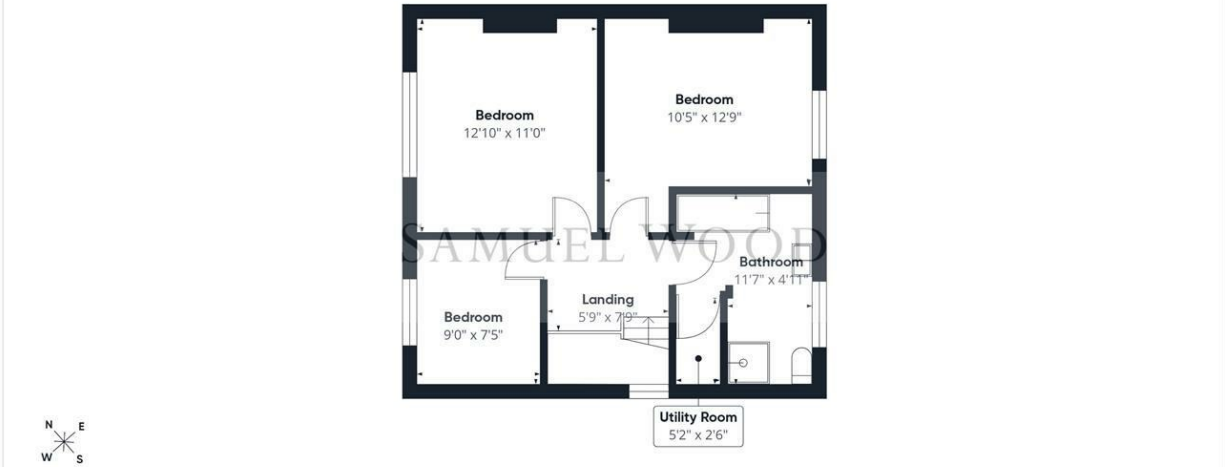
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.

Floor Plans



Floor 0



Floor 1

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Approximate total area(1)

1164 ft²

Reduced headroom

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.