



14 Monkmoor Avenue, Shrewsbury, SY2 5DZ

3 bedroom semi-detached house — £395,000 Freehold

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sales@cgpooks.co.uk

Having been extended and fully renovated over recent years, this beautifully presented semi-detached house offers thoughtfully designed accommodation, finished to a high standard throughout, while retaining plenty of character and benefiting from a private rear garden and ample driveway parking.

KEY FEATURES

- Entrance porch opening to a lovely hallway with useful storage, bamboo flooring which continues through to the back of the house, and turning staircase to a light and spacious landing
- Living room with a feature fireplace, wood burning stove, and built-in cupboards, as well as a bay window with fitted shutter blinds and window seat containing additional hidden storage
- Impressive open plan kitchen/dining/family room, with bi-folding doors and windows to two elevations allowing plenty of natural light. The family room also has an original exposed brick chimney breast and built-in cupboard
- The kitchen comprises a range of stylish and well-fitted units, including a steam oven, complete with high-quality integrated appliances and Quartz work surfaces
- There is also a very practical separate utility with further fitted units, original quarry tiled flooring, and access to the ground floor shower room
- On the first floor are two large double bedrooms, a generous single bedroom, and a beautiful family bathroom with shower, twin sinks and vanity unit, and heated towel rail
- uPVC double glazed windows and gas fired central heating via a Vaillant boiler and new radiators, giving the house an EPC rating of C
- Private and established rear garden, laid to lawn with a paved terrace and planted borders
- To the front of the property is a driveway providing parking for multiple vehicles, extending to a large timber shed to the side
- This property has been extended and significantly improved over recent years, with upgrades including a new kitchen and bathroom, gas boiler, heating system and radiators, double glazed windows, flooring and carpets, decoration, and general maintenance throughout
- A quiet and convenient location, a short walk from excellent amenities, primary and secondary schools, riverside walks, and the town centre, as well as road links to the A5 and M54
- Sold with no upward chain



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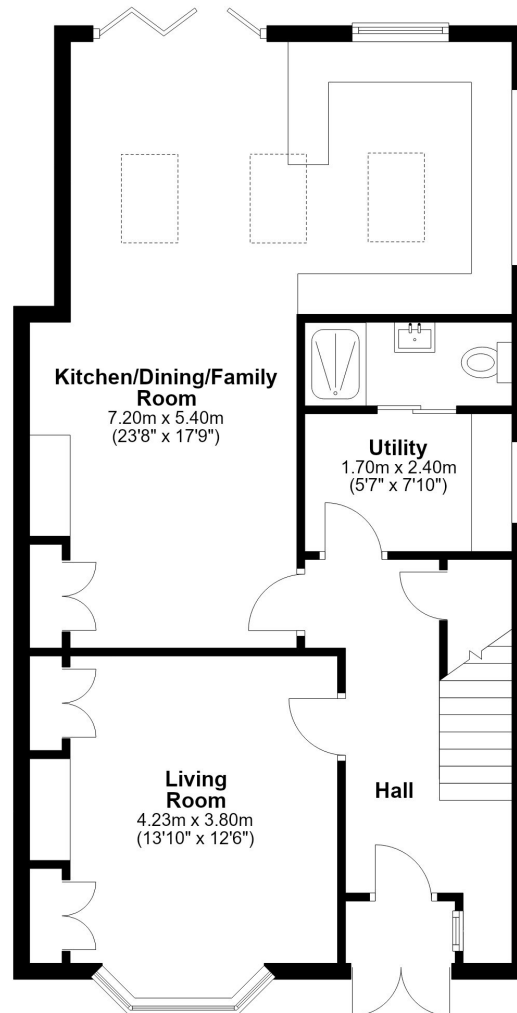
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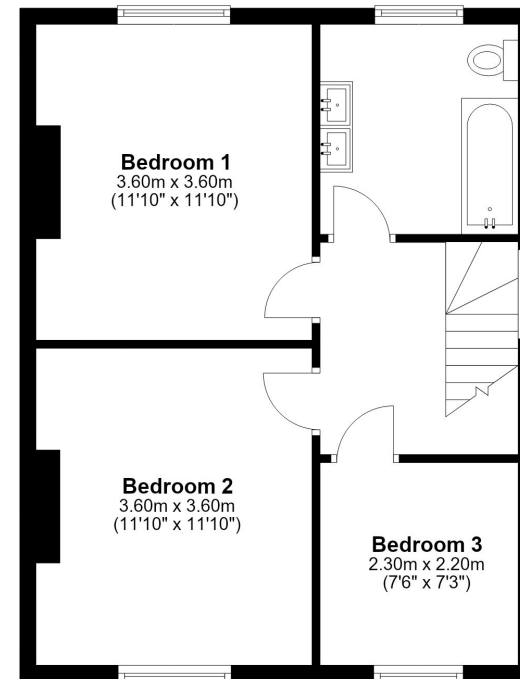
Ground Floor

Approx. 66.6 sq. metres (717.0 sq. feet)

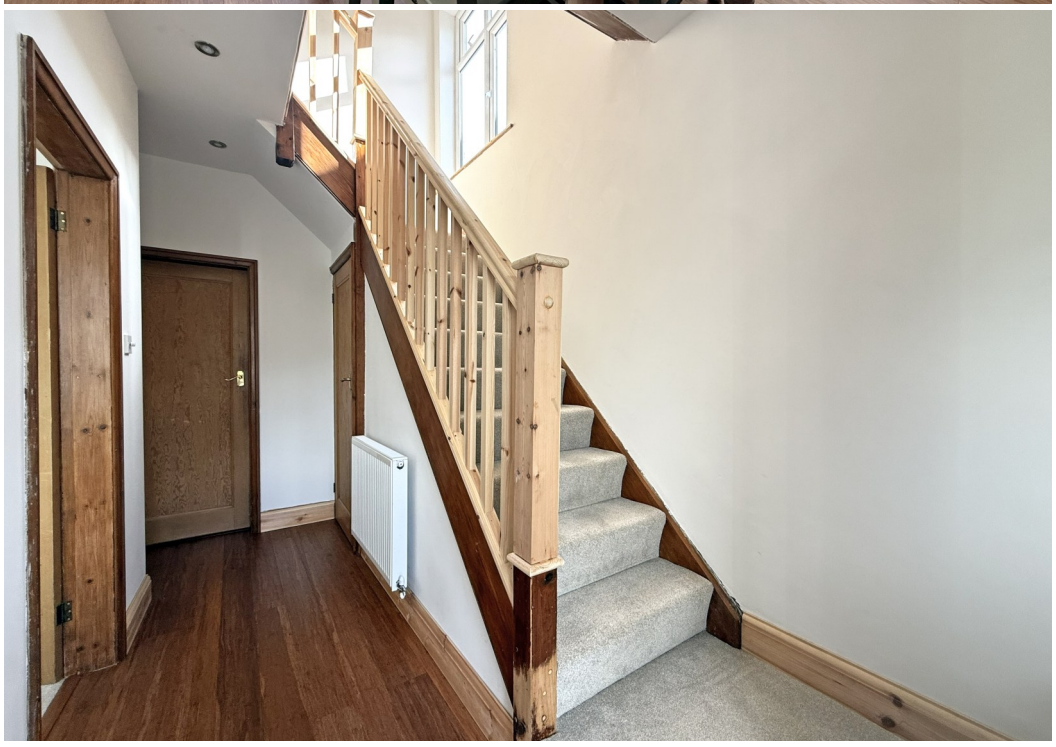


First Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 113.8 sq. metres (1225.0 sq. feet)







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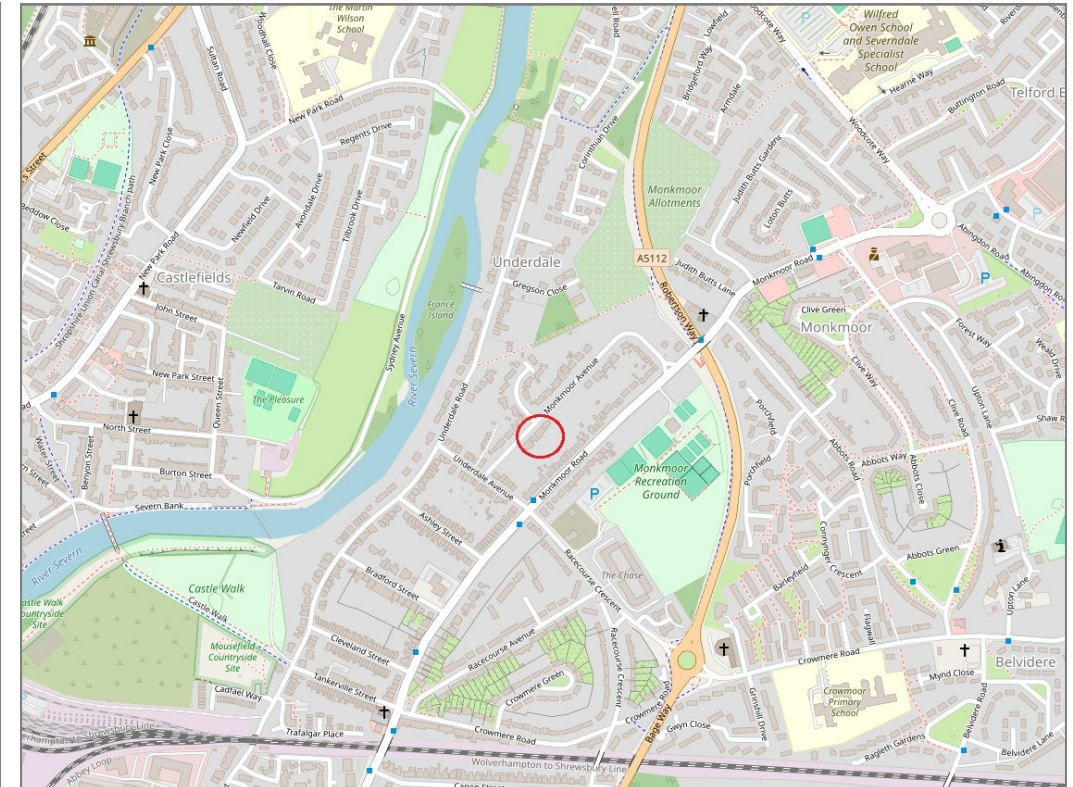
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band C
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

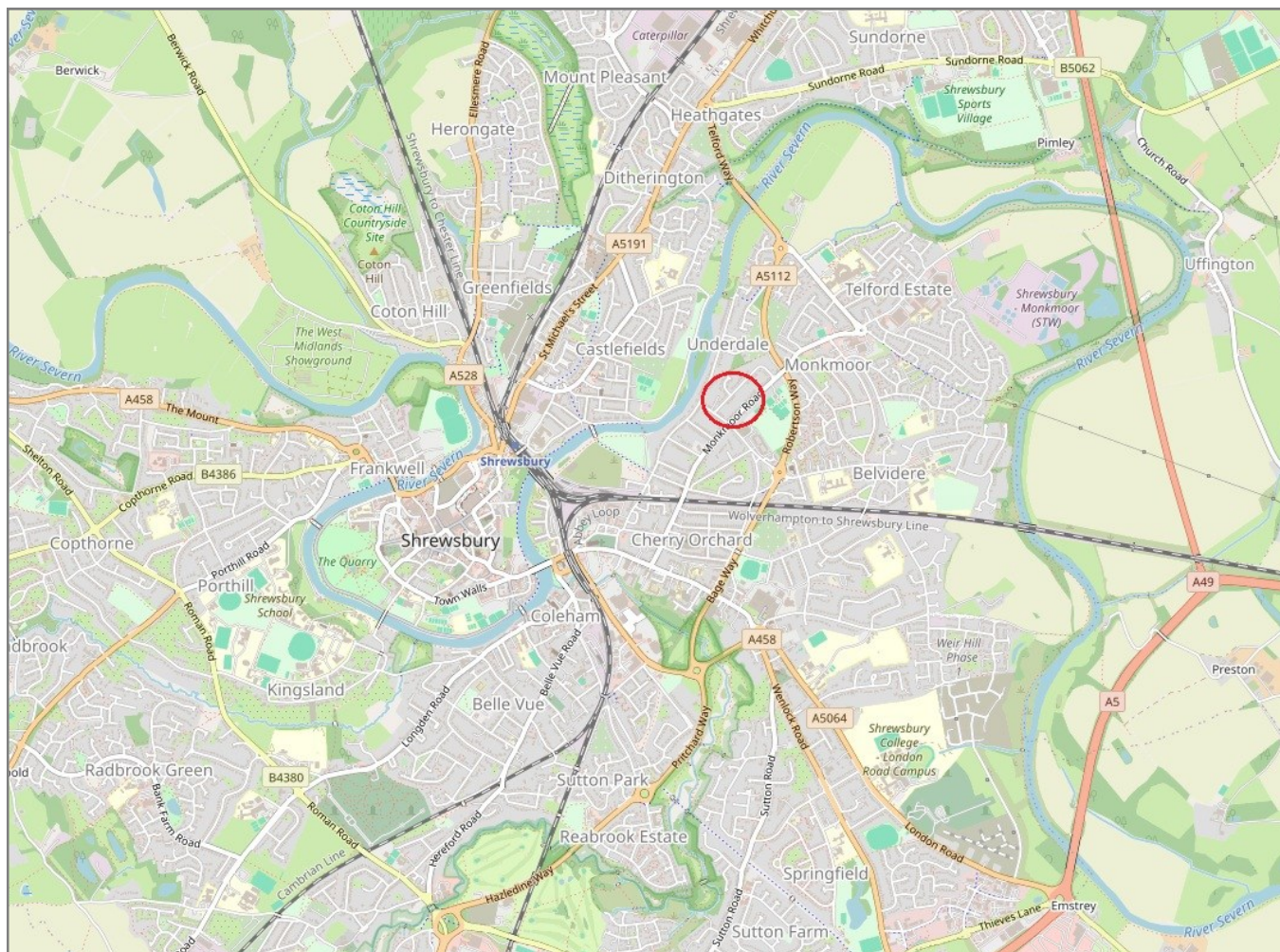
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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