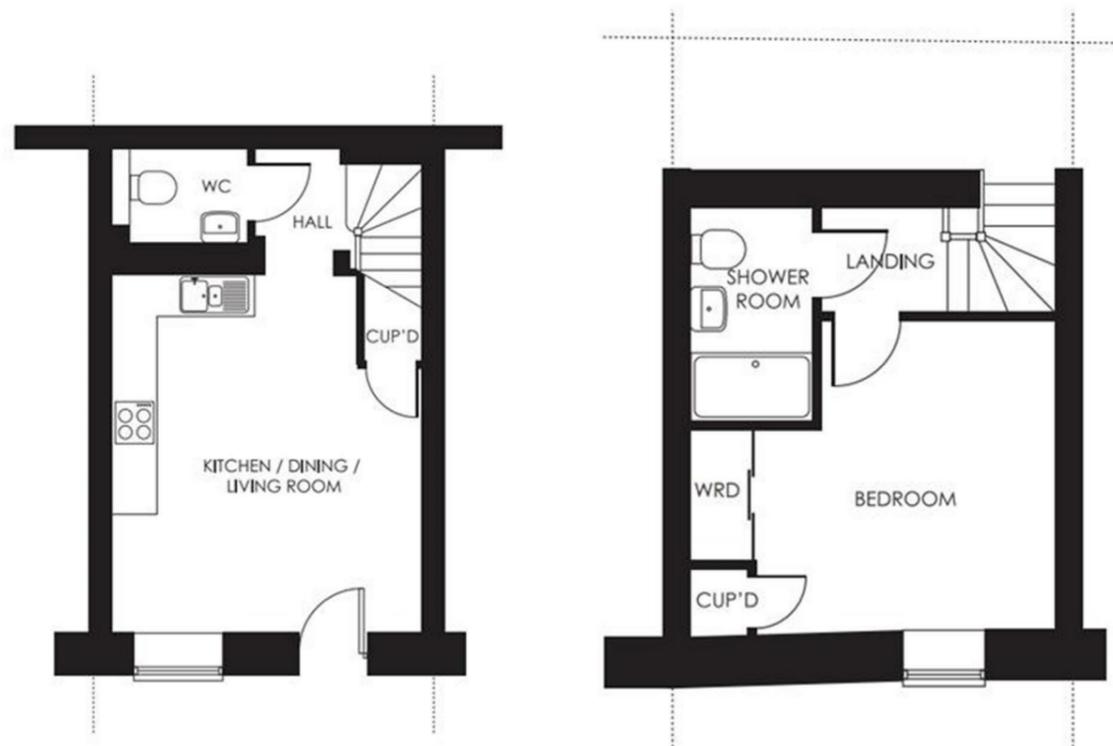


FOR SALE



Plot 2 - Whitehall Gardens, Monkmoor Road Shrewsbury, SY2 5AP



FOR SALE

Price Guide £215,000

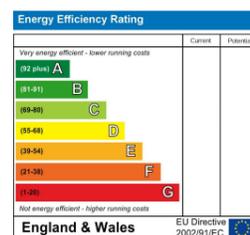
Plot 2 - Whitehall Gardens, Monkmoor Road Shrewsbury, SY2 5AP

A delightful character cottage, offering sympathetically enhanced and attractively appointed accommodation, set with allocated parking on this exclusive gated development.

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. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s

- 10-year warranty with Build Warranty
- All our homes are sold freehold
- Electric car charging point
- One allocated parking space
- Convenient and sought after location
- 546 sq ft

**DIRECTIONS**

From Shrewsbury town centre, proceed down Wyle Cop and over the English Bridge, staying in the left hand lane. Proceed past The Abbey and at the traffic lights turn left onto Monkmoor Road. Continue along Monkmoor Road and Whitehall Gardens will be found after a short distance on the right hand side.

**SITUATION**

The property is delightfully positioned in a most sought after location being in a conservation area and within a short distance of the excellent range of town centre amenities which include a wide variety of shops, restaurants and social facilities. The property is positioned within walking distance of the Quarry Park which has some delightful walks along the banks of the River Severn. Shrewsbury provides excellent schooling including both state and private whilst the town centre also offers a rail service. Commuters will be delighted to note that there is excellent road access to the A5 which leads to the M54 motorway and West Midlands beyond.

**THE DEVELOPMENT**

Whitehall Gardens is an exquisite gated development, featuring seven bespoke one and two bedroom conversions, as well as eighteen two, three and four bedroom new build homes. Whitehall Gardens is set on the most beautiful historic site within the gardens of Whitehall Mansions. Situated by the beautiful 16th Century Dove Cote, the new build homes have been designed with the historic and traditional features in mind. Completely unique to Whitehall Gardens, the homes come with a high-specification as standard.

**THE DEVELOPER**

Shropshire Homes is an award winning housebuilder, developing homes of quality and character for over forty-four years. From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create beautiful properties in Shropshire and surrounding areas.

**DESCRIPTION**

This characterful two-storey cottage features a spacious open-plan kitchen, dining, and living room on the ground floor complemented by a convenient WC and storage cupboard.

Upstairs features the principal suite and a shower room, as well as a built-in wardrobe and cupboard for additional storage. The landing includes a portion of exposed original timber frame, maintaining the character and historic feature of the 18th century stables.

Ideal for modern living, this cottage is the perfect 'lock-up and go'.

Plot 2 also comes with allocated parking for one car.

**KEY FEATURES**

- A choice of quartz kitchen worktops\*
- Lifestyle range of kitchen units to choose from with undermounted sink\*
- Stainless steel extractor hood with quartz splash back
- Hotpoint washer dryer
- Hotpoint dishwasher 45cm
- Hotpoint Fridge freezer 70/30
- Hotpoint hood 60cm with recirculating kit
- Hotpoint 60cm Gas hob
- Hotpoint multi-functional oven and gas hob
- Thermostatic rainfall shower in chrome to bathroom and en-suite
- Towel warmer and back-lit mirror in bathroom

**ACCOMMODATION****KITCHEN DINING LIVING ROOM**

15'6" x 13'4"

**GUEST WC****FIRST FLOOR LANDING****BEDROOM ONE**

13'4" x 11'6"

**BATHROOM****GENERAL REMARKS****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, gas and drainage are understood to be connected. None of these services have been tested.

**VIEWINGS**

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