



2 Monkmoor Villas,, 263b Monkmoor Road, Monkmoor, Shrewsbury, Shropshire, SY2 5SS

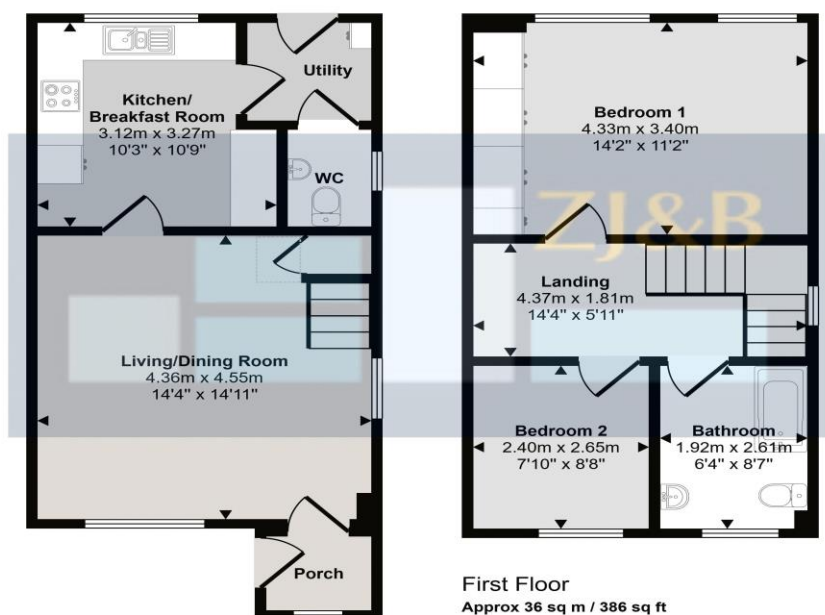
£225,000

An attractive 2-bedroom semi-detached house with an attractive mock-Tudor facade packs a lot in compared to similar-style houses.



Enjoying an attractive mock-Tudor facade, this two-bedroom semi-detached house packs a lot in, compared to similar houses, and the block-paved driveway provides ample parking. The property has gas central heating and double glazing, and is approached into the enclosed porch, which provides ample space for coats and shoes. The living/dining room is a nice square shape with dual-aspect windows, making it a lovely light room, providing ample living space and would accommodate a large dining table. Beyond the living room is a particularly well-fitted kitchen/breakfast room with a breakfast bar and integrated oven, hob and filter hood. There is tiled flooring and a window overlooking the garden. The tiled flooring continues to a utility room with a gas central heating boiler and a further door leading to the WC. From the living room the staircase rises to a generous, naturally lit landing with a range of built-in cupboards. The main bedroom is to the rear of the house, with fitted wardrobes across one wall and 2 windows to the rear. The second bedroom is to the front and accommodates a good range of furniture, and there is a contemporary bathroom with a 3-piece suite. The garden offers great privacy and is approached onto a paved patio with an area of lawn beyond and a timber shed. The garden is enclosed by fencing, and gated access to the side leads back to the front of the property.

Approx Gross Internal Area
72 sq m / 779 sq ft



Ground Floor
Approx 37 sq m / 394 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY





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Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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