



35 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire, SY2 5AH

Offers in the Region Of £395,000

A beautifully renovated 3-bedroom period home, finished to a unique and high standard throughout, combining character with modern living. The property offers well-presented accommodation, a generous contemporary shower room, and three good-sized bedrooms.

Externally, there is the benefit of 2 parking space and a useful store room. Situated in a sought-after location within walking distance of Shrewsbury Town Centre, this is a superb opportunity to acquire a stylish home close to local amenities.

Early viewing is highly recommended.



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

Accommodation comprises

Recessed Entrance Porch, period entrance door with decorative glass inset.

Entrance Hall

Wood effect flooring, staircase rising to First Floor Landing.

Living Room

A lovely room with feature polished period fireplace, wood effect flooring, walk in double-glazed window to the front

Sitting/Dining Room

Another beautifully presented, welcoming room with wood effect flooring with underfloor heating, double glazed patio doors lead onto rear garden.

Kitchen

Most attractively fitted with an excellent range of units, integrated dishwasher, oven and gas hob with filter hood above, wood effect flooring with underfloor heating, double-glazed windows to the rear and patio doors to the side.

First Floor Landing

Double-glazed window to the side.

Bedroom 1

A lovely room with walk in double-glazed bay window to the front and 2 further windows to the front, providing excellent natural lighting. Beautiful feature period fire surround.

Shower Room

Beautifully fitted with a large tiled shower cubicle, wash basin and WC, half tiled walls and tiled flooring with underfloor heating, double-glazed window to the side.

Bedroom 2

Double-glazed window to the rear.

Bedroom 3

Period fire surround, double-glazed window to the rear.

Outside - Front

Good size driveway to the side of the property providing ample parking. Low brick wall encloses the front garden.

Rear Garden

Enclosed, walled rear garden with artificial lawn.

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.

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

Approx Gross Internal Area
104 sq m / 1122 sq ft

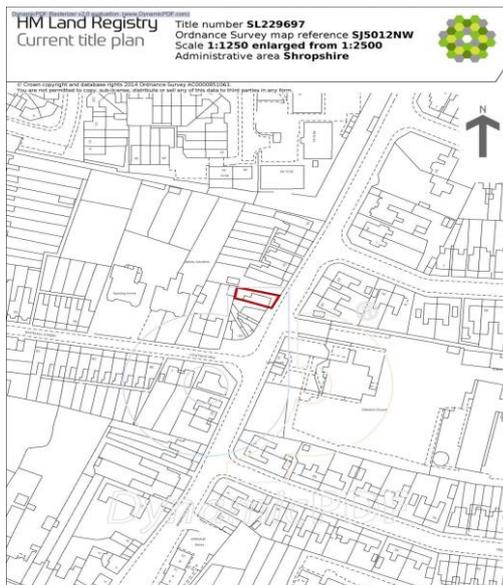


Ground Floor
Approx 50 sq m / 543 sq ft

First Floor
Approx 54 sq m / 579 sq ft

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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Energy performance certificate (EPC)

35, Monkmoor Road SHREWSBURY SY2 5AH	Energy rating: E	Valid until: 21 August 2030
		Certificate number: 804-7628-7890-8199-6222

Property type: Detached house
Total floor area: 116 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-lanlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-lanlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

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