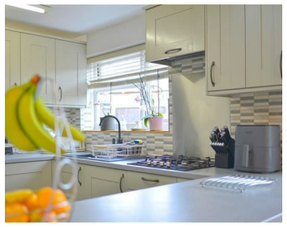
HOLLAND BROADBRIDGE














The Property Ombudsman

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HOLLAND BROADBRIDGE

23 Grinshill Drive, Monkmoor, Shrewsbury, Shropshire, SY2 5JF

www.hbshrop.co.uk






Offers In The Region Of £240,000

Viewing: strictly by appointment through the agent

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t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

23 Grinshill Drive, Monkmoor, Shrewsbury, Shropshire, SY2 5JF

Offers In The Region Of

£240,000

Occupying a pleasant position within the established and highly convenient residential area of Monkmoor, this well-presented three-bedroom end-terrace home offers spacious accommodation, generous outdoor space with being located on a corner plot with excellent access to local amenities, making it an ideal purchase for first-time buyers, young families or investors. Situated on the eastern side of Shrewsbury in the popular Monkmoor area, the property enjoys easy access to a range of everyday amenities including convenience stores, supermarkets, schools, healthcare facilities and regular public transport services. Shrewsbury town centre is approximately 1.5 miles away, offering an extensive range of shopping, leisure and dining facilities. The property is also well placed for access to the A5 and M54 road network, making it ideal for commuters. The property had been greatly improved by the present owner and viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: entrance porch, entrance hall, lounge, attractive modern fitted kitchen/dining room, utility and useful storage room, first floor landing, three bedrooms, shower room, UPVC double glazing, gas fired central heating, solar panels, Front and side parking for 4 vehicles including carport, enclosed side courtyard and enclosed private rear garden complete with fish pond.

The accommodation in greater detail comprises:

UPVC panel and glazed entrance door into entrance porch with further UPVC double glazed door leading into:

Entrance hall
Having staircase leading off, radiator, dado rail, ceramic tiled floor.

Glazed door from entrance hall gives access to:

Lounge
12'7 into alcove x 12'6
Having radiator, UPV double glazed window to front, feature cast iron arche coal effect living fire with raised granite hearth and wooden surround, two wall light points.

Glazed door from entrance door leading to:

Kitchen/dining room
18'10 x 10'0
Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with single drainer sink unit and mixer tap over, built-in four ring gas hob with extractor above, built-in electric oven with microwave above and cupboards and drawers below, integrated fridge, UPVC double glazed window to rear, ceramic tiled floor, UPVC double glazed French doors giving access to enclosed rear garden, panel to dado rail height, useful built-in pantry, UPVC double glazed side door and step leading down to:

Utility / useful store room
11'2 x 9'7
Having space for washing machine, power and lighting. Door to front of property, further door to enclosed rear garden.

From entrance hall stairs rise to:

First floor landing
Having UPVC double glazed window to side, radiator, built-in airing cupboard with slated shelving, access to roof via foldaway aluminum ladder housing the main combi EGO fired combination boiler.

From first floor landing doors give access to: Three bedrooms and shower room

Bedroom one
12'5 max x 12'8 into door
Having UPVC double glazed window to front, a range of fitted wardrobes set to one wall comprising two double and drawers below, cupboards above, bedside shelving.

Bedroom two
11'8 x 8'3
Having UPVC double glazed window to rear, radiator, built-in wardrobe with hanging rails and shelves above.

Bedroom three
8'8 x 8'0
Having UPVC double glazed window to front, useful built-in wardrobe above stairwell with hanging rail.

Shower room
Having large walk-in shower with glazed screen and overhead and hand-held attachment, vanity unit with mixer tap, low flush WC with concealed cistern, UPVC double glazed window to side, wall mounted heated towel rail.

Outside
The property is situated on a corner plot with double wrought iron gates leading to extensive concrete forecourt with ample parking for up four vehicles Access from driveway leads to

Useful carport
12'8 x 10'2
Having power and lighting. Door from carport leading into utility/useful store area. Double doors from carport and rear garden into good size enclosed tarmacadam courtyard that then gves access to large timber workshop/store with double and single door.

Low maintenance rear enclosed garden
Having extensive brick paved sun terrace and slated garden, sunken fish pond, outside lighting, cold water tap.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

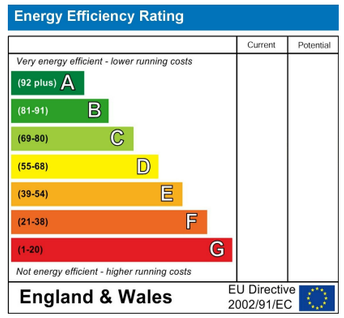
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Total area: approx. 89.8 sq. metres (966.5 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.