

4 MONKMOOR ROAD

SHREWSBURY | SHROPSHIRE | SY2 5AQ

Halls 1845



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Close to amenities.

A PARTICULARLY SPACIOUS MATURE SEMI DETACHED HOUSE, OFFERING A VERSATILE LIVING ENVIRONMENT, SET WITH PARKING AND EASILY MAINTAINED GARDENS LOCATED IN A MOST DESIRABLE AREA.

Popular and convenient location
Flexible living space
Recently replaced roof and guttering
Driveway parking to the rear
Low maintenance gardens

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ
T: 01743 236444
E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop over the English Bridge staying in the left hand lane. Continue to the next set of traffic lights and turn left onto Monkmoor Road, Number 4 will found after a short distance on the right hand side.

SITUATION

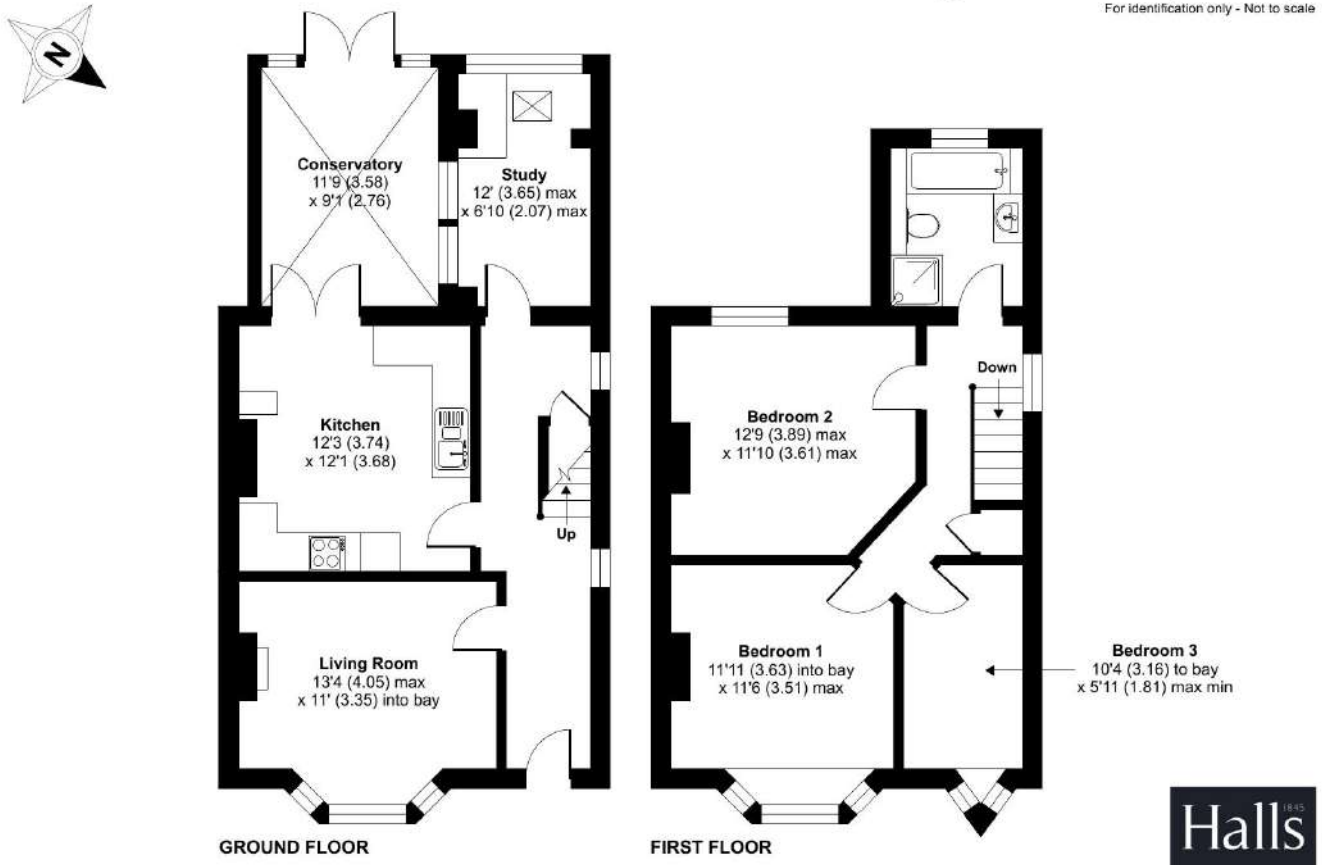
The property is mostly attractively situated and well positioned in one of Shrewsbury most favourable residential localities being conveniently placed with a number of local amenities including shops close by. The town centre is within walking distance and offers a further and more comprehensive range of amenities including shops, restaurants and further social facilities. The town centre also offers a rail service. Commuters will find access to the A5 which links quickly through to the M54 motorway and Telford.

PROPERTY

A deceptively spacious and attractive bay-fronted three-bedroom semi-detached home, ideally situated close to the heart of the town, offering well-proportioned accommodation and the added benefit of a recently replaced roof and guttering and driveway parking to the rear. A generous entrance hall which sets the tone for the spacious accommodation throughout and leads to the welcoming living room which benefits from a bay window, decorative display shelving and an ornamental fireplace, creating a charming reception space. To the rear, the well-appointed kitchen/dining room is fitted with a comprehensive range of units and is an ideal space for everyday living and entertaining. This is complemented by a particularly useful office/utility room, offering additional workspace and storage, while the attractive conservatory enjoys a pleasant outlook over the rear garden and provides a lovely additional reception area with French doors opening directly onto the patio.

Approximate Area = 1139 sq ft / 105.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1542089

To the first floor, a generous landing leads to three well-proportioned bedrooms, two of which retain attractive period cast-iron fireplaces, adding further character to the property. The principal bedroom overlooks the rear garden, whilst the second bedroom enjoys an attractive outlook towards the town. The accommodation is completed by a four-piece bathroom suite, comprising a bath, separate walk-in shower, wash basin and WC.













OUTSIDE

Externally, the property enjoys an elevated position with an attractive gravelled front garden, complemented by blossom trees and wrought-iron railings. To the rear is a particularly appealing, private and enclosed garden, featuring an 'L'-shaped paved patio, lawn, established planting, a charming sunken patio with raised beds, together with a substantial timber workshop/store and garden shed. External lighting, power and a water supply are also provided. A further benefit is the driveway parking, accessed from King Street, currently providing space for one vehicle, with potential for additional parking subject to the removal of the timber shed.

Offering generous and versatile accommodation, attractive outside space and a convenient location within easy reach of the town centre, this is a property that must be viewed to be fully appreciated.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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