SAMUEL WOOD

23 Monkmoor Avenue, Shrewsbury, Shropshire, SY2 5ED

Asking Price £375,000

23 Monkmoor Avenue

Shrewsbury, Shropshire, SY2 5ED

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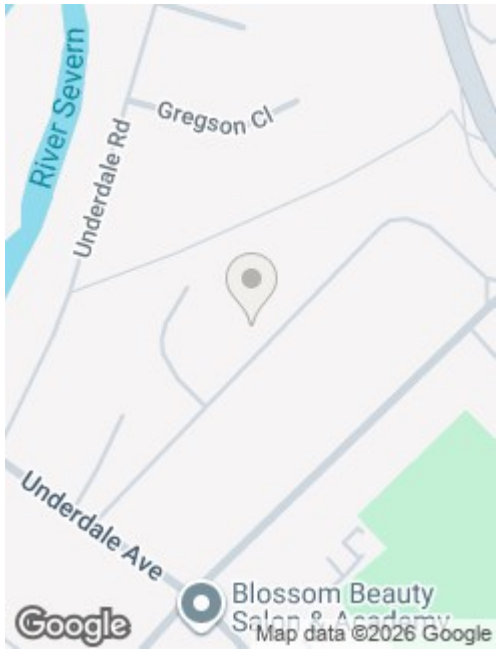
- Beautifully Presented Family Home
- Converted Attic
- Contemporary Kitchen with Integrated Appliances
- Twelve Solar Panels
- Gas Central Heating
- Four Well Proportioned Bedrooms
- Open Plan Living Dining Room with Log Burner
- Landscaped Garden
- Cloakroom
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully presented home on Monkmoor Avenue, Shrewsbury. The property provides spacious contemporary living comprised over three floors within a well designed layout complemented by a landscaped rear garden, garage and private driveway. Situated close to excellent amenities including shops, pubs, restaurants, scenic river walks, within good school catchment, walking distance of the town centre and practical road links. Viewing is highly recommended by the selling agent.

The ground floor of 23 Monkmoor Avenue provides a welcoming entrance hallway with access to the principal living accommodation. The living/dining room is a particularly appealing space, featuring attractive parquet flooring, a log burner and French doors opening directly onto the rear patio, creating a pleasing connection between the indoor and outdoor areas. Also accessed from the hallway is a convenient cloakroom WC and the kitchen/breakfast room, which is fitted with a range of integrated appliances, space for a washing machine and further access to the rear. The integral garage can also be accessed from the rear patio, providing useful additional storage and parking facilities.

To the first floor are three well-proportioned bedrooms, offering versatile accommodation for family members, guests or home working, together with a family bathroom. Stairs continue to the second floor where the fourth bedroom can be found, providing a private and versatile additional room. This upper-floor bedroom benefits from two Velux windows, allowing plenty of natural light into the space and creating an ideal retreat, bedroom or home office.

Externally, the property benefits from a private driveway providing off-road parking and access to the integral garage. To the rear is a landscaped garden, centred around a patio area which provides an excellent space for outdoor seating, entertaining and relaxing. The garden offers a low-maintenance yet attractive outdoor environment, the property also benefits from twelve solar panels on the roof improving energy efficiency throughout the year.



Directions

What3words: ///round.judges.lions

Services: We understand that the property has mains gas heating, mains electricity & solar panels, mains water and mains drainage.

Broadband Speed: Basic 9Mbps & Ultrafast 10,000Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Floor Plans

TOTAL FLOOR AREA : 1358 sq.ft. (126.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.