



64 Frith Close, Monkmoor, Shrewsbury, Shropshire, SY2 5XW

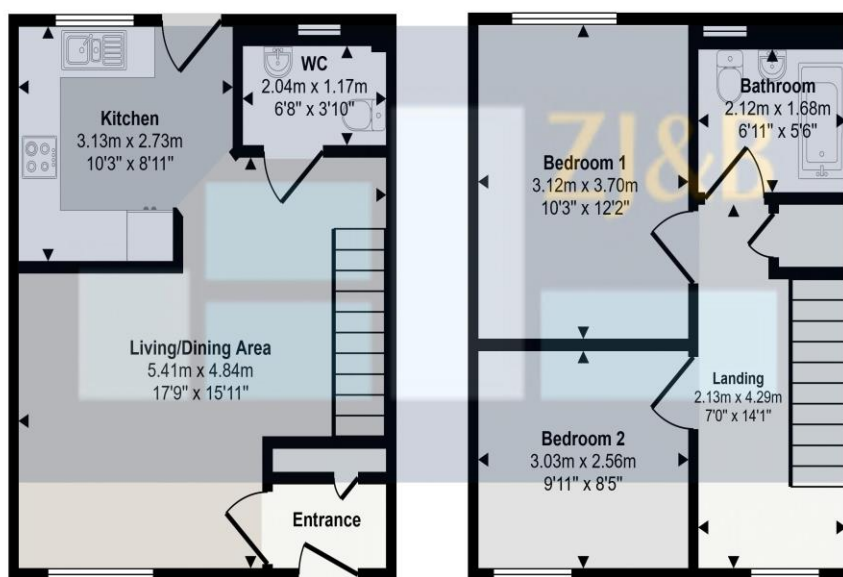
Offers in the Region Of £235,000

A modern, light and spacious, two-bedroom semi-detached house



A modern two-bedroom semi-detached house, built just four years ago, offering bright and spacious accommodation throughout. The property comprises an entrance hall leading to an open-plan living and dining area, perfect for modern family life. This flows through to a sleek, fully fitted kitchen, and downstairs also features a spacious WC/cloakroom. Upstairs, there are two generous double bedrooms and a modern family bathroom. To the front, a block-paved driveway provides parking for two vehicles. At the rear, a large, beautifully maintained garden, recently upgraded by the current owners, features a stylish decking area and a lovely lawn. Situated in the popular Monkmoor area, the home is conveniently located for local shops, schools, and the town centre.

Approx Gross Internal Area
68 sq m / 735 sq ft



Ground Floor
Approx 34 sq m / 365 sq ft

First Floor
Approx 34 sq m / 370 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)

64 Frith Close Shrewsbury SY2 3XW	Energy rating A	Valid until: 10 January 2032
		Certificate number: 9799-3003-0309-8342-3204

Property type Semi-detached house

Total floor area 70 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-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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



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This title is dealt with by HM Land Registry, Telford Office.

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

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