



SAMUEL WOOD

45 Monkmoor Road, Shrewsbury, Shropshire, SY2 5AH

Offers Over £325,000



# 45 Monkmoor Road

Shrewsbury, Shropshire, SY2 5AH



- Immaculate Period End Terrace Home
- Stylish Open Plan Kitchen/Diner
- Versatile Multi-Functional Cellar
- Enclosed Rear Garden
- Excellent Road Links & Walk to Town Centre
- Three Bedrooms over Three Floors
- Integrated Appliances Throughout
- Luxury Bathroom with Underfloor Heating
- Prime Location with Amenities
- EPC Rating B

Samuel Wood is delighted to offer for sale this beautifully presented and recently renovated period home on Monkmoor Road, Shrewsbury. The property benefits from generous contemporary living spaces comprised over four floors within a well designed layout, all complemented by landscaped gardens and on street parking between 6.30pm - 8am (all day on Sunday). Situated within walking distance of the town centre, close to excellent amenities including, shops, pubs, restaurants, cafes, idyllic river walks, within good school catchment area and near practical road links. Viewing is highly recommended by the selling agent.

This beautifully presented three-bedroom end-terrace period home effortlessly blends character charm with contemporary styling, creating a superb property ideal for modern living. Situated in a highly desirable location within walking distance of Shrewsbury town centre, Shrewsbury Railway Station and the scenic The Quarry, the home is perfectly positioned for both convenience and lifestyle.

Finished to an exceptional standard throughout, the property boasts stylish interiors, quality fixtures and fittings, and thoughtfully designed living spaces. Period features sit comfortably alongside modern upgrades, while the enclosed rear garden provides a private outdoor retreat ideal for relaxing or entertaining. Early viewing is highly recommended to fully appreciate the quality, space and location this impressive home has to offer.

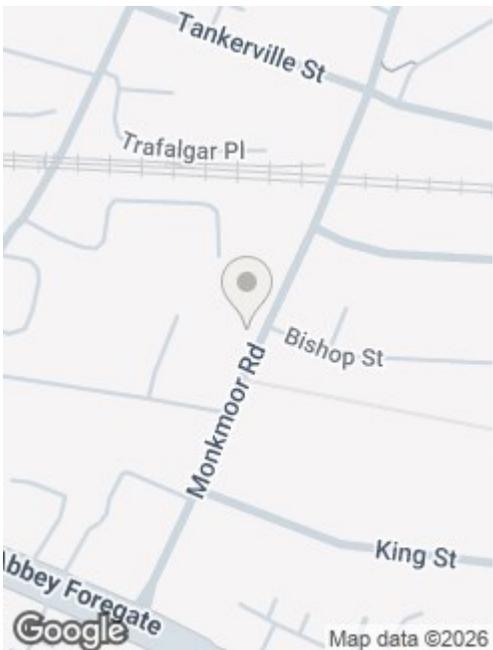
The accommodation begins with an inviting entrance hallway leading to a bay-fronted lounge featuring sash window and traditional column radiator. The impressive open-plan kitchen/diner forms the heart of the home, fitted with a comprehensive range of wall and base units, Belfast sink, boiling water tap, gas hob, integrated oven and microwave, plus integral fridge, freezer, dishwasher, washing machine and tumble dryer. A door provides access to the versatile cellar, offering excellent additional space ideal for storage, a home office or hobby room.

To the first floor are two generous double bedrooms and a beautifully appointed bathroom featuring a freestanding slipper bath, twin wash basins set within storage units, a walk-in shower and underfloor heating. Stairs rise to the second-floor attic bedroom, creating an ideal guest room or private workspace.

Externally, a gated pathway leads to the gravelled frontage. The enclosed rear garden enjoys a courtyard area with outdoor WC and rear access gate, leading to a lawned garden with decked patio seating area and garden shed - perfect for outdoor entertaining.







## Directions

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

Broadband Speed: Basic 15 Mbps & Ultrafast 2300 Mbps  
\*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: B

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: 103.5 sq.m. (1,114 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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