HOLLAND BROADBRIDGE

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2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

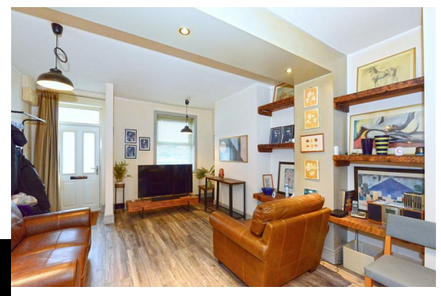


HOLLAND BROADBRIDGE

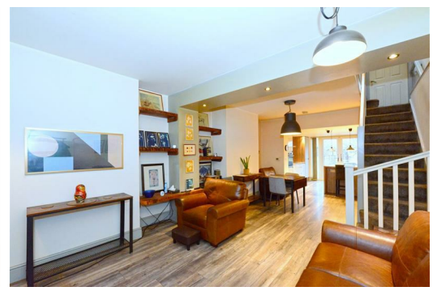
5 Crowmere Road, Monkmoor, Shrewsbury, Shropshire, SY2 5HT

www.hbshrop.co.uk









## Offers In The Region Of £230,000

Viewing: strictly by appointment through the agent

**Holland Broadbridge**
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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

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**5 Crowmere Road, Monkmoor, Shrewsbury, Shropshire, SY2 5HT**





An attractive, period two double bedroom mid terrace house, offering improved, deceptively spacious and stylishly appointed living accommodation throughout, combining a charm and character of a period property with the comforts of modern day living. The property occupies a convenient position within the popular residential area of Monkmoor, within walking distance of tranquil riverside walks along the River Severn and the historic town centre of Shrewsbury, which boasts and excellent selection of independent shops, restaurants, cafes and leisure facilities. This appealing property will be a particular interest for first time buyers, young professionals and those seeking a conveniently situated home with an easy reach of good local amenities and the town centre. Early viewing is recommended.

The accommodation briefly comprises: hallway area, spacious lounge/diner, refitted modern kitchen/breakfast room, first floor landing, two double bedroom, refitted bathroom, front and southerly facing rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

Replacement double glazed entrance door to:

**Hallway area**
From hallway area access is given to:

**Lounge/diner**
23'8 x 12'10
Having three radiators, UPVC glazed double window to front, modern wood effect flooring, understairs storage cupboard. Access then lounge/diner leads to:

**Modern refitted kitchen/breakfast room**
12'0 x 11'0
Having contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with stainless steel cooker canopy over, integrated fridge freezer, dishwasher, fitted wooden style worktop with inset sink with mixer tap over, modern wood effect flooring, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, cupboard housing Valiant gas fired central heating boiler, recessed spotlights to ceiling.

From lounge/diner stairs rise to:

**First floor landing**
having double glazed roof window, radiator, loft access. Doors from first floor landing then give access to: two double bedrooms and refitted bathroom

**Bedroom one**
13'2 x 10'5
Having two UPVC double glazed windows to front, radiator.

**Bedroom two**
13'3 x 7'6
Having UPVBC double glazed window to rear, radiator.

**Refitted bathroom**
Having a three piece modern suite comprising: P shaped panel bath with shower attachment off taps and drench shower over, glazed shower screen to side, wall hung wash hand basin with mixer tap over, WC with hidden cistern, tiled to walls, tiled floor, recessed spotlights to ceiling, wall hung heated chrome style towel rail.

**Outside**
To the front of the property there is a low maintenance slated stoned frontage which is accessed via pedestrian gate with paved pathway to the front door. The rear gardens offer a pleasing southerly facing aspect and comprise: paved patio area with outside cold tap, lighting points and electricity point, a fitted electrical powered fully extendable awning provides a shaded area option if it is required, paved sun terrace, paved pathway, raised beds with inset shrubs, good size brick and timber store, gated rear pedestrian access. The rear gardens are enclosed by fencing.

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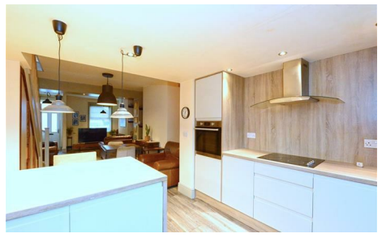
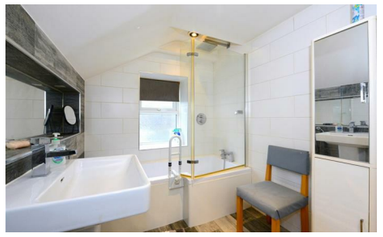



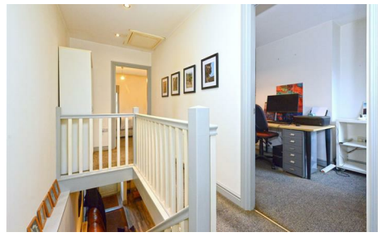




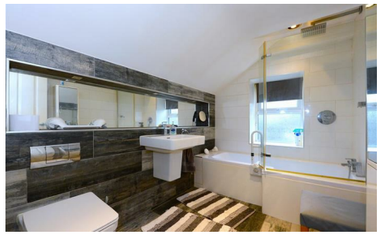





**Services**
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**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.

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Total area: approx. 68.6 sq. metres (738.4 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.

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