

2a Crowmere Road, Monkmoor, Shrewsbury, Shropshire,  
SY2 5HS

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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**Offers In The Region Of £244,995**

Viewing: strictly by appointment through the agent

A well proportioned, modern two bedroom detached house, offering well presented and appealing living accommodation throughout. The property is situated in this popular residential location and occupies an extremely convenient location within walking distance to a variety of excellent local amenities the Shrewsbury town centre and tranquil riverside walks leading to the Quarry Park. This property will be of interest to a number of buyers and viewing is recommended.

The accommodation briefly comprises of the following: Lounge, under stairs cloakroom, modern kitchen/diner with built-in appliances, first floor landing, two bedrooms, attractive bathroom, generous tarmacadam driveway, rear enclosed gardens, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

Composite double glazed entrance door gives access to:

**Lounge**

13'2" x 12'9" max into staircase recess  
Having UPVC double glazed window to front, radiator, two TV aerial points, and wall mounted thermostat control unit.

Door from lounge gives access to:

**Under-Stairs Cloakroom**

Having low flush WC, wash hand basin with storage cupboard below, mixer tap over, tiled floor, recessed spotlights to ceiling and wall mounted extractor fan.

Door from lounge gives access to:

**Modern Kitchen/Diner**

12'9" x 8'11"  
Comprising: eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, integrated oven, four ring electric hob with stainless steel cooker canopy over, integrated dishwasher and washing machine, under unit lighting, recessed spotlights to ceiling, tiled floor, radiator, UPVC double glazed French doors giving access to rear gardens and cupboard housing gas fired central heating boiler.

From lounge stairs rise to:

**First Floor Landing**

Having loft access. Doors then give access to two bedrooms and attractive bathroom.

**Bedroom One**

11'6" x 9'7" excluding recess  
Having two UPVC double glazed windows to front, TV aerial point and over-stairs store cupboard.

**Bedroom Two**

10'9" x 6'0"  
Having UPVC double glazed window to rear and radiator.

**Attractive Bathroom**

Having a white suite comprising: panelled bath with mixer shower over, glazed shower screen to side, low flush WC, wall hung wash hand basin with mixer tap over, fully tiled to walls, heated chrome style towel rail, UPVC double glazed window to rear and extractor fan to ceiling.

**Outside**

To the front of the property there is a generous tarmacadam driveway providing off street parking. Gated side access then leads to:

**Rear Garden**

Having paved patio area, lawned garden, garden shed and the rear garden are enclosed by fencing.

**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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C		80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

