

115 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire,  
SY2 5BB

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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:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers In The Region Of £299,950**

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this deceptively spacious, extended and well proportioned four bedroom semi detached house. The property is located within this popular residential location, close proximity to good local amenities, tranquil riverside walks leading to the Quarry park and medieval town centre of Shrewsbury. Commuters will be pleased to know that access is readily accessible to the local bypass linking up to the M54 motorway network. Early viewing is recommended.

The accommodation briefly comprises of the following: Reception hallway, extended lounge, separate dining room, L shaped kitchen/breakfast room, rear lobby, cloakroom, first floor landing, three bedrooms, bathroom, second floor landing, further bedroom, well established front and rear enclosed gardens, driveway, large garage with electrically operated doors, extensive double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window above gives access to:

**Reception hallway**

Having wall mounted thermostat control unit, understairs storage cupboard, radiator, UPVC double glazed window to side.

Door from reception hallway gives access to:

**Bay fronted dining room**

13'7 max into bay x 11'11

Having walk-in UPVC double glazed bay window to front, radiator, gas fire set to a decorative hearth with tiled mantle.

Door from reception hallway gives access to:

**L shaped kitchen/breakfast room**

17'6 max x 16'9 max

Having a range of eye level and base units with built-in cupboards and drawers, glass display cabinets, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, vinyl tiled effect floor covering, radiator, glazed windows to side and rear of property, space for table and chairs, service door to garage.

Wooden frame glazed door from L shaped kitchen/breakfast room gives access to:

**Extended lounge**

21'7 x 11'6

Having two radiators, UPVC double glazed sliding patio door giving access to rear gardens, living flamed coal effect gas fire set to marble style hearth with timber style fire surround.

Wooden framed glazed door with panel to side gives access to:

**Rear lobby**

Having door giving access to rear gardens, UPVC double glazed window to rear.

Door gives access to:

**WC**

Having low flush WC, UPVC double glazed window to rear.

From reception hallway stairs rise to:

**First floor landing**

Having glazed window to side. Doors then give access to: Three bedrooms and bathroom.

**Bedroom one**

11'11 x 11'5

Having UPVC double glazed window to rear, radiator, coving to ceiling.



**Bedroom two**

11'4 x 9'3

Having UPVC double glazed window to front, radiator, coving to ceiling, large built-in wardrobe.

**Bedroom three**

7'11 x 6'11

Having UPVC double glazed window to front, radiator, coving to ceiling.

**Bathroom**

Having three piece white suite comprising: Panel bath with mixer shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, radiator, part tiled to walls, linen store cupboard.

From first floor landing exposed wooden staircase with UPVC double glazed gives access to:

**Second floor landing**

Door gives access to:

**Bedroom four**

12'5 max into recess x 11'9

Having UPVC double glazed window with pleasing aspect to rear, eaves storage.

**Outside**

To the front of the property there is a paved and raised shrub area/front garden. To the side of this there is a driveway which gives access to:

**Large garage**

19'8 x 8'10

Having electrically operated up and over door, wall mounted gas fired central heating boiler, fitted power and light.

**Rear gardens**

The rear gardens of the property comprise: Paved patio area, paved sun terrace, lawn gardens, well stocked mature plants and bushes, outside cold tap. The rear gardens are enclosed.

**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 C**

**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.

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Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

