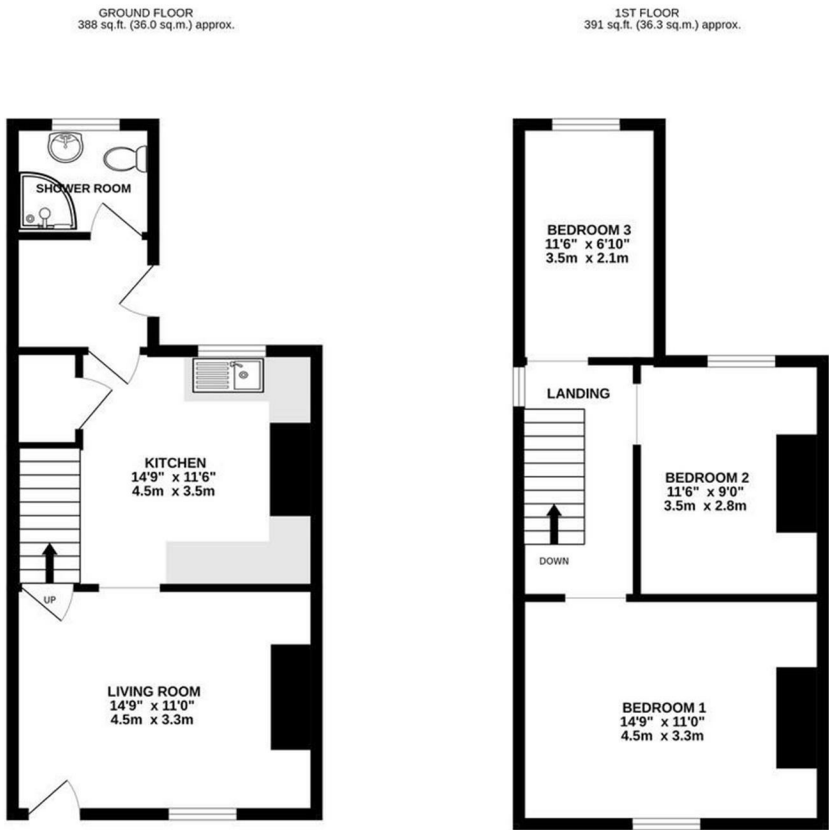


FOR SALE

303 Monkmoor Road, Shrewsbury, SY2 5TF

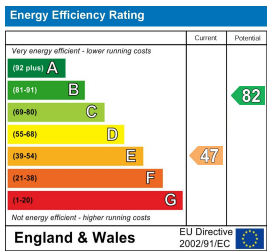


TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Popular location
- Well proportioned
- In need of modernisation
- Gardens
- Generous driveway
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury town centre proceed down Wyle Cop over the English Bridge staying in the left hand lane and proceed to the next set of traffic lights. Turn left at the traffic lights onto Monkmoor Road, proceed to the far end until you reach the roundabout. Continue straight over and past the shops on the right hand side, the property will be identified after a short distance on the left hand side.

SITUATION
The property is situated amidst an established and popular residential area which has a range of amenities close at hand, but is also conveniently positioned for town centre facilities. The town centre has a fashionable range of shopping, leisure and social amenities and also offers a rail service. Commuters will be pleased to note there are excellent road links off to the A5 and M54 motorway.

DESCRIPTION
303 Monkmoor Road is a mature semi detached property which offers accommodation of pleasing proportions. A general scheme of modernisation and improvement is required allowing all potential purchasers the opportunity to introduce their own ideas and designs. The ground floor provides a living room, kitchen diner and shower room, whilst to the first floor there are three bedrooms. Outside there is generous driveway parking area together with flowing lawned gardens to the front and some timber outbuildings to the rear.

ACCOMMODATION
STORM PORCH
With panelled part glazed entrance door into:-

LIVING ROOM
With door leading to staircase to first floor. Window overlooking garden.

KITCHEN DINER
Providing eye and base level units comprising cupboards and drawers with work surface area over. Stainless steel sink unit and drainer with mixer tap. Space and plumbing for washing machine. Space for fridge. Space for freezer. Built in under stair storage cupboard. Door to:-

REAR LOBBY
Housing the WORCESTER Oil fired central heating boiler. Access door to rear. Door to:-

SHOWER ROOM
Providing a suite comprising low level WC, pedestal wash hand basin and corner shower cubicle with mains fed shower, sliding splash screen, part tiled walls and tiled splash.

FIRST FLOOR LANDING
With access to loft space.

BEDROOM ONE
With window and pleasant outlook over front garden.

BEDROOM TWO

BEDROOM THREE
With access to loft space.

OUTSIDE
The property is approached through a gated entrance on to a generous driveway with parking space for numerous vehicles.

THE GARDENS
To the front the gardens are generously proportioned and offer flowing lawns flanked by established hedgerows. Extending down the side of the property is an additional flagged storage/parking area. Located to the rear is a small paved area with a range of useful timber outbuildings.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.