



15 Dale Road, Monkmoor, Shrewsbury, SY2 5TE

3 bedroom semi-detached house—£230,000 Freehold

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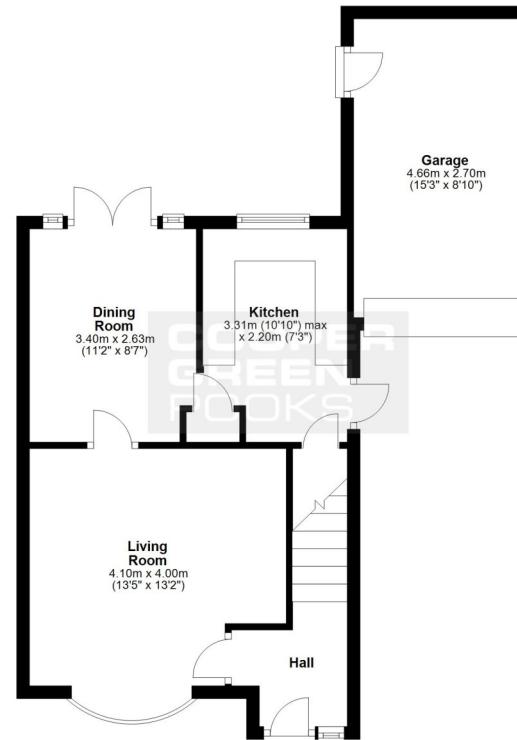
sales@cgpooks.co.uk

Well presented and improved semi-detached family house, located in a quiet cul de sac with private rear garden, just a few minutes' walk from excellent amenities and local schools.

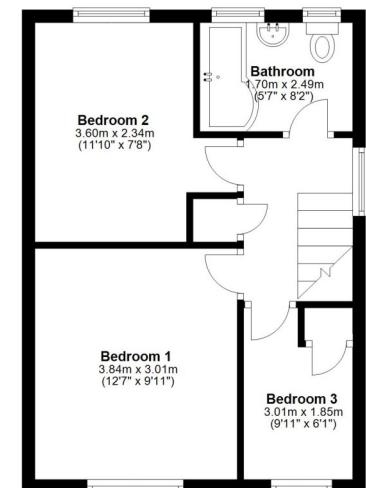
KEY FEATURES

- Entrance hall to living room with wall mounted fire and wood effect flooring.
- Separate dining room with tiled flooring and glazed double doors to rear garden.
- Well fitted kitchen with integrated appliances, flooring to match dining room, window to rear and part glazed door to side.
- Staircase from hall to landing where there are 3 bedrooms and a family bathroom.
- uPVC double glazed windows, gas fired central heating and newly installed boiler.
- Extensive block paved driveway providing parking for about 3 cars, from which there is further space along the side of the property to a brick built single garage.
- Private southeast facing rear garden which is mainly lawned with paved and decked areas.
- Quiet residential area, close to a wide range of amenities and various schools.
- Next to some lovely river walks and the town centre is only about 1.5 miles away.

Ground Floor
Approx. 50.6 sq. metres (544.7 sq. feet)



First Floor
Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 86.0 sq. metres (925.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanIt Pro.

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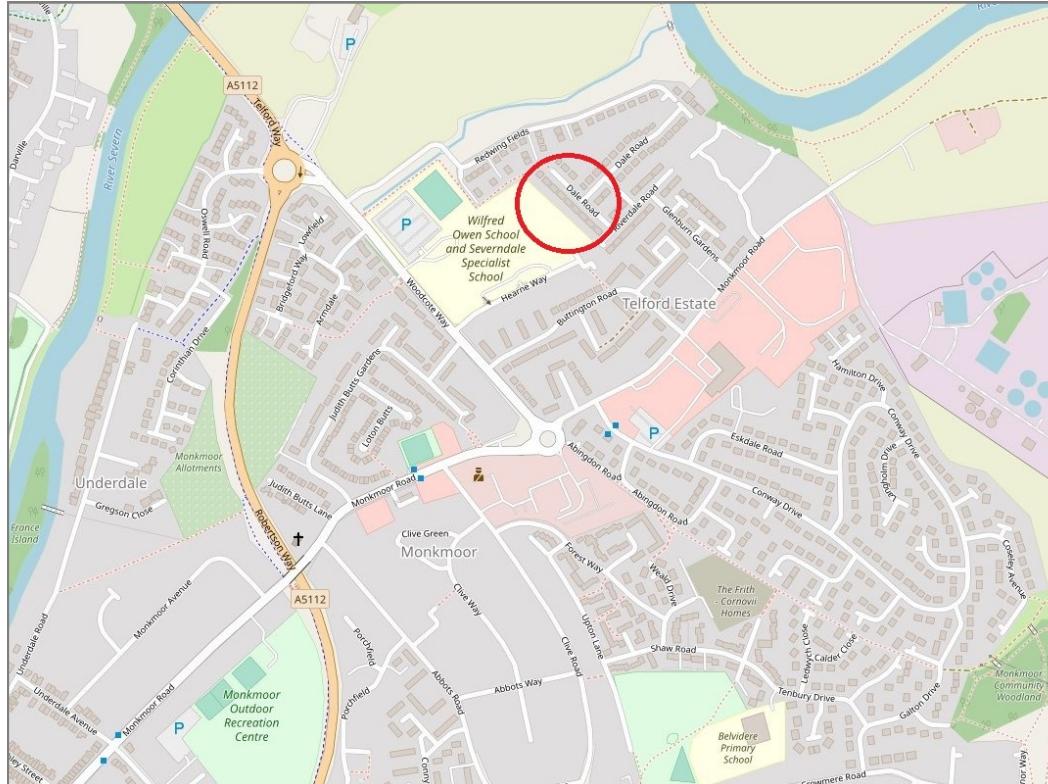
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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
Services	All mains services are connected

 **expert** mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666

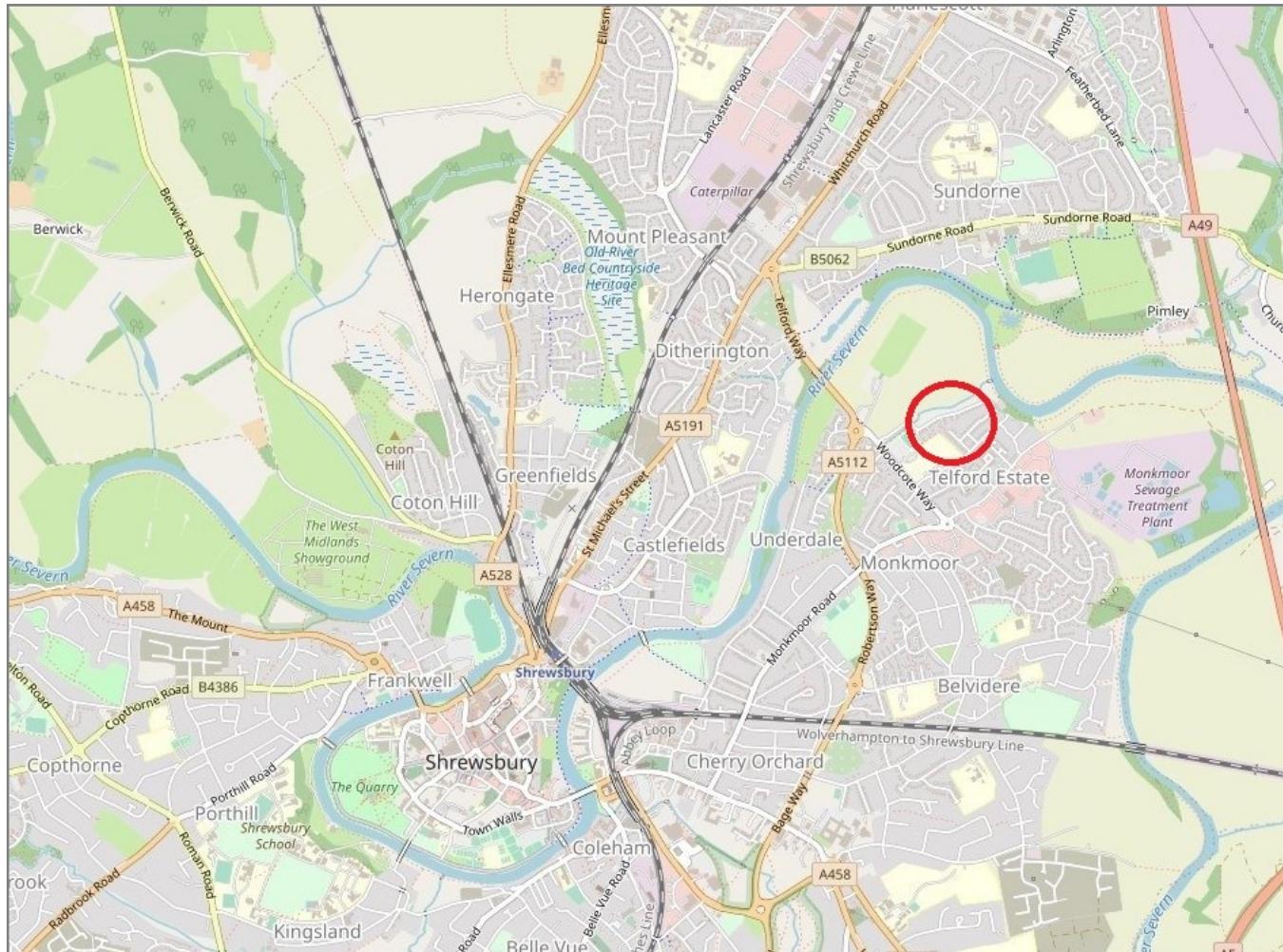


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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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