

15 Monkmoor Crescent, Underdale, Shrewsbury,
Shropshire, SY2 5EA

www.hbshrop.co.uk



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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 £325,000

Viewing: strictly by appointment
through the agent

Offered for sale with NO UPWARD CHAIN, is this beautifully presented, much improved and deceptively spacious three bedroom semi-detached house. The property boasts well proportioned and most appealing living accommodation throughout and occupies a delightful cul-de-sac position. The property is within striking distance of tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury and is well placed for easy access to good local amenities. Commuters will be pleased to know that access to the local bypass linking up to the M54 motorway network is readily accessible. Viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, lounge, garden room, impressive refitted kitchen/diner, rear lobby, laundry room, first floor landing, three bedrooms, refitted shower room, driveway, large garage with electrically operated door, attractive rear enclosed gardens, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing comes highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch

Having UPVC double glazed windows, tiled floor, recessed spotlights to ceiling.

UPVC double glazed door from entrance porch gives access to:

Impressive refitted kitchen/diner

20'5 x 11'7

The dining area comprises: tiled floor, radiator, UPVC double glazed window to front with fitted shutters. The kitchen area comprises: A range of attractive modern eye level and base unit with built-in cupboards and drawers, integrated AEG double oven, dishwasher, wine cooler, four ring AEG induction hob with contemporary cooker canopy over, tiled floor, tiled splash surrounds, UPV double glazed window, fitted wooden worktops with inset 1 1/2 sink with mixer tap over, radiator, breakfast bar, wine rack, recessed spotlights to ceiling.

Arch from impressive kitchen/diner gives access to:

Rear lobby

Having tiled floor, integrated fridge freezer and store cupboard to side. UPVC double glazed door from rear lobby gives access to:

Laundry room

7'2 x 5'1

Having integrated washing machine, store cupboard to side, fitted wooden worktops above, tiled floor, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, glazed roof window, recessed spotlights.

Wooden framed glazed door from kitchen/diner gives access to:

Lounge

19'9 x 10'11

Having UPVC double glazed window to front with fitted shutters, engineered wooden flooring, recessed spotlights to ceiling, radiator.

Square arch from lounge gives access to:

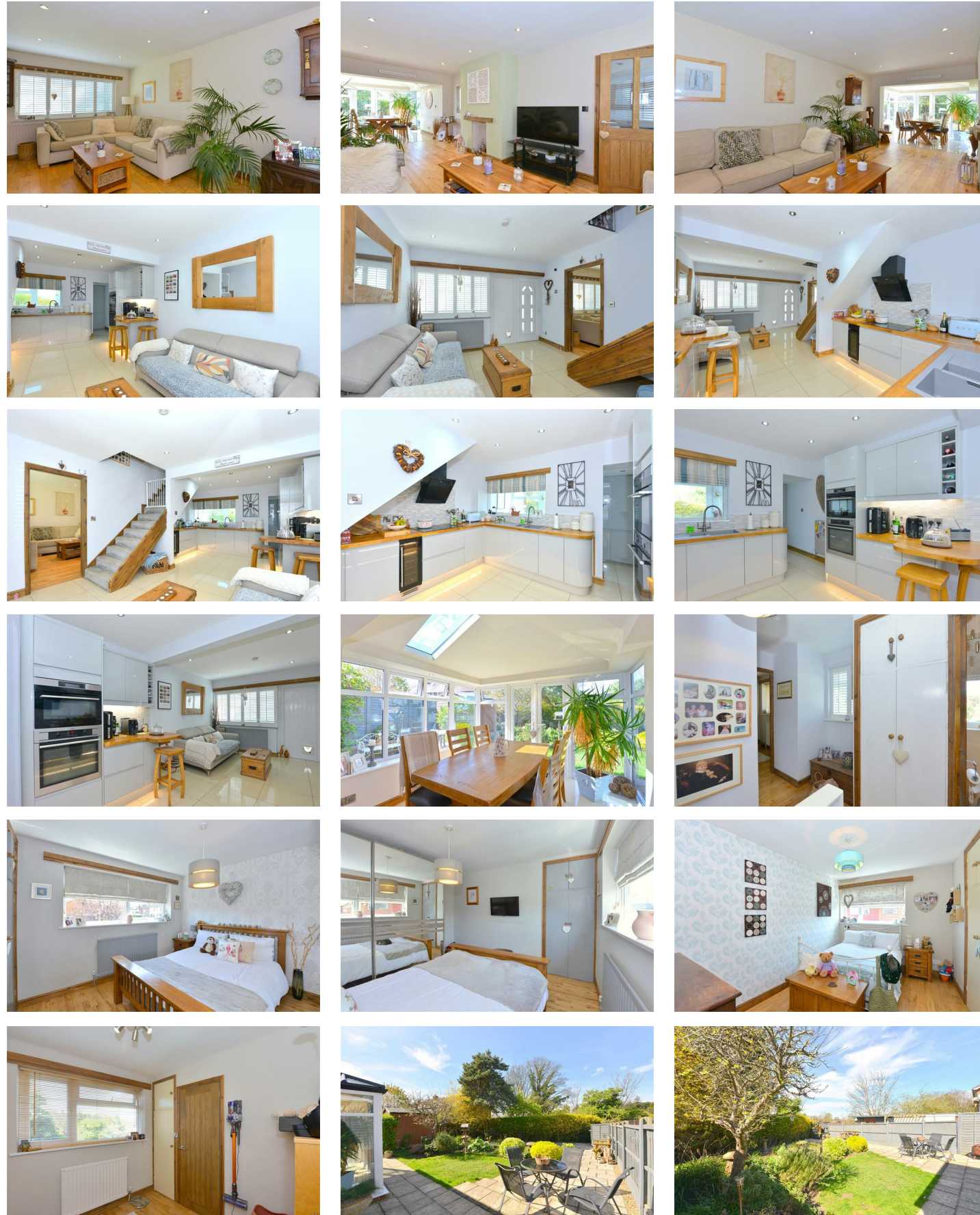
Garden room

9'5 x 8'5

Having part brick base, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, two double glazed roof windows, tiled floor.

From kitchen/diner stairs rise to:





First floor landing

Having engineered wooden flooring, UPVC double glazed window to rear with fitted shutters, linen cupboard housing gas fired central heating boiler.

From first floor landing doors then give access to: Three bedrooms and refitted shower room

Bedroom one

10'11 x 11'2 excluding recess

Having UPVC double glazed window to front, engineered wooden flooring, radiator, built-in wardrobe.

Bedroom two

12'11 x 8'7

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

Bedroom three

8'9 x 7'0

Having UPVC double glazed window to rear radiator, engineered wooden flooring, built-in single wardrobe.

Refitted shower room

Having corner tiled shower cubicle with drench shower over plus hand-held shower attachment off, wall hung wash hand basin with mixer tap over, storage drawer below, WC with hidden cistern, fully tiled to walls, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling, UPVC double glazed window with a pleasing aspect to rear.

Outside

To the front of the property paved pathway gives access to front door. Either side of the pathway are lawn gardens with mature borders, shrubs and tree. To the side of this there is a driveway providing ample off street parking. From the driveway access is given to:

Large garage

17'0 x 12'5

Having electrically operated roller door, tiled floor, recessed spotlights to ceiling.

Rear gardens

The rear gardens of the property comprises: large paved sun terrace, lawn gardens, inset shrubs, plants and bushes, timber garden shed, decked area, low maintenance stone sections. The rear gardens 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 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.

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.

