

SAMUEL WOOD

21 Monkmoor Avenue, Shrewsbury, Shropshire, SY2 5ED

Offers Over £325,000



21 Monkmoor Avenue

Shrewsbury, Shropshire, SY2 5ED

3 1 2 C

- *Selling With No Upward Chain*
- Meticulously Landscaped Gardens
- Open Plan Living Dining Room
- Recently Installed Boiler
- Gas Central Heating
- Three Well Proportioned Bedrooms
- Improved Driveway & Garage
- Utility & Ground Floor WC
- Sought After Location
- EPC Rating C

Mannleys Samuel Wood are delighted to bring to the market this well-proportioned three-bedroom semi-detached home, ideally positioned on Monkmoor Avenue, offering convenient access to Shrewsbury town centre and a wide range of local amenities, shops and everyday conveniences. Combining spacious accommodation with attractive landscaped gardens, off-road parking and a garage, this property presents an excellent opportunity for a variety of purchasers, including families, first-time buyers and those looking to create a home tailored to their own tastes. Offered for sale with no upward chain, early viewing is highly recommended to appreciate the space, potential and convenient location on offer.

21 Monkmoor Avenue is an attractive three-bedroom semi-detached property, linked via the garage, offering spacious and well-arranged accommodation. The ground floor opens into a welcoming and generously sized entrance hallway, providing access to the principal living areas and kitchen. The open-plan living and dining room benefits from two electric fireplaces, creating cosy focal points, while French doors from the dining area open onto the rear patio, allowing plenty of natural light and providing a pleasant connection to the garden. The kitchen offers access to a useful recessed area leading through to a separate utility room and ground floor WC.

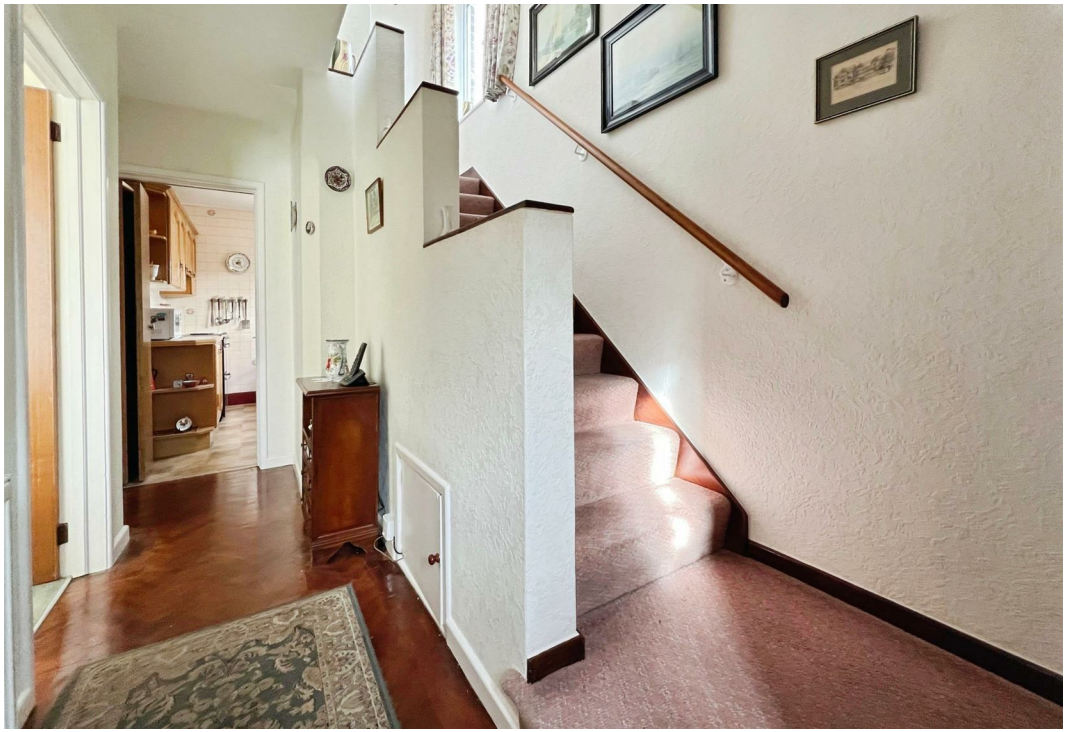
To the first floor are three well-proportioned bedrooms, comprising two comfortable double bedrooms and a further single bedroom, making the property suitable for a variety of buyers. The accommodation is completed by a shower room, which has been upgraded with contemporary aqua panelling. A Worcester boiler, recently installed within a storage cupboard, provides additional practicality. While the property would benefit from some internal modernisation, it offers an excellent opportunity for purchasers to personalise the accommodation to their own taste and style.

Externally, the property boasts meticulously landscaped gardens, providing an attractive outdoor space to enjoy and relax in. A driveway to the front offers off-road parking for two vehicles and leads to the garage, which forms part of the property's linked design. The rear garden has been thoughtfully maintained, complementing the home's overall appeal. Offered for sale with no upward chain, this property presents an excellent opportunity for buyers seeking a well-proportioned home with established gardens, useful parking and scope to add their own finishing touches.







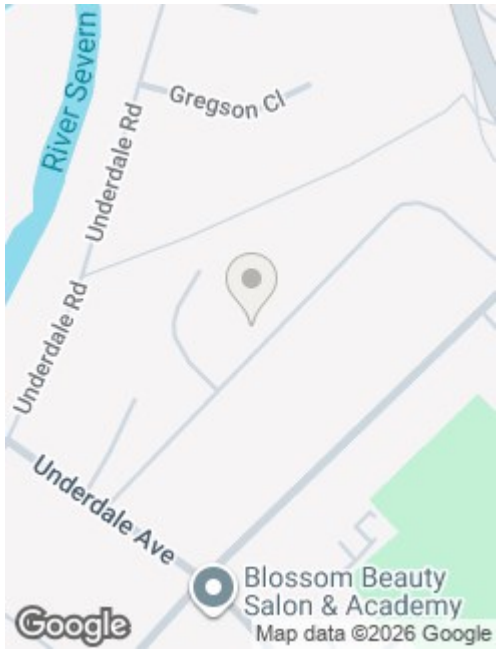












Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 9 Mbps & Ultrafast 10,000 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.



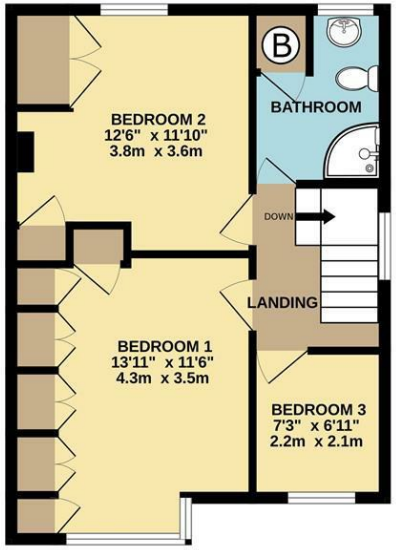


Floor Plans

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.