







16 Dale Road, Monkmoor, Shrewsbury, SY2 5TE  
Offers In The Region Of £254,500

This well presented and extended semi-detached family house, located in a quiet cul de sac with a lovely rear garden, close to river walks, good schools and a wide range of other amenities. Accommodation briefly comprises of; Entrance Hall, Living Room, Dining Room, Conservatory, Fitted Kitchen, Three Bedrooms and Family Shower Room. The property benefits from Gas Central Heating, Upvc Double Glazing, Driveway, Generous Rear Garden and Large Garage.









Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>  
1192 ft<sup>2</sup>  
110.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



The accommodation in greater detail comprises:

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

### **Hallway**

Having radiator. Door from hallway gives access to:

### **Lounge**

Having fire with modern surround, UPVC double glazed bay window to front, radiator and wall lights. Door leading to;

### **Dining Room**

Having double glazed sliding patio doors giving access to Conservatory, radiator. Access from dining room gives access to:

### **Kitchen**

Having eye level and base unit with built-in cupboards and drawers, integrated eye level oven, four ring electric hob with extractor hood over, UPVC double glazed window, understairs storage cupboard, tiled floor, integrated dishwasher. Service door to garage.

### **Conservatory**

With tiled flooring, radiator, windows and French doors overlooking gardens. Door to garage.

From entrance hallway stairs rise to First Floor Landing, having radiator, UPVC double glazed window to side, loft access, linen store cupboard. Doors from first floor landing then give access to: Three bedrooms and shower room.

### **Bedroom One**

Having UPVC double glazed window to front, built in wardrobes and radiator.

### **Bedroom Two**

Having UPVC double glazed window to rear, radiator and built in wardrobe.

### **Bedroom Three**

Having UPVC double glazed window with pleasing aspect to front, radiator.

### **Shower Room**

Having a three piece suite comprising corner shower unit with shower unit, wash hand basin and low flush WC, wall cabinet, radiator, UPVC double glazed window to rear.

### **Outside**

To the front of the property there is a blocked paved driveway with electric up and over door to LARGE GARAGE with electric and lighting. The Rear Gardens - Having patio area and artificial lawn garden with established floral borders. The rear gardens are enclosed by fencing.

### **General Notes**

#### **TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

#### **SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 7 Mbps & Superfast 2300 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk for Surface Water is: Medium and River and Sea is Very Low. We would recommend this is verified during pre-contract enquiries.

#### **COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

#### **SURVEYS**

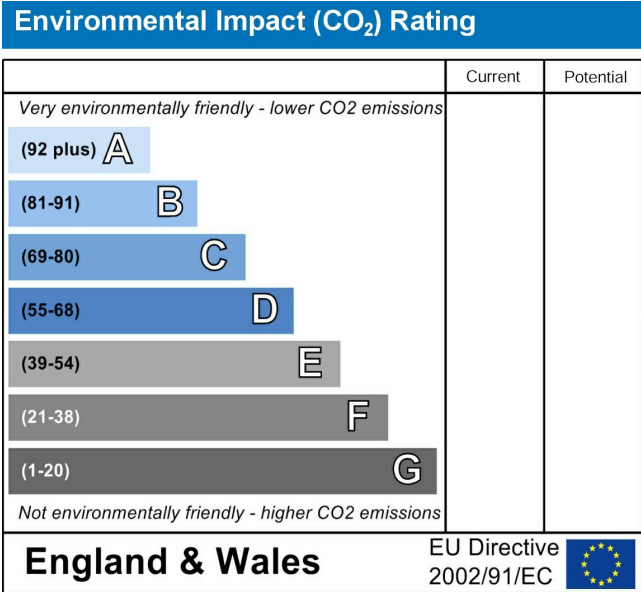
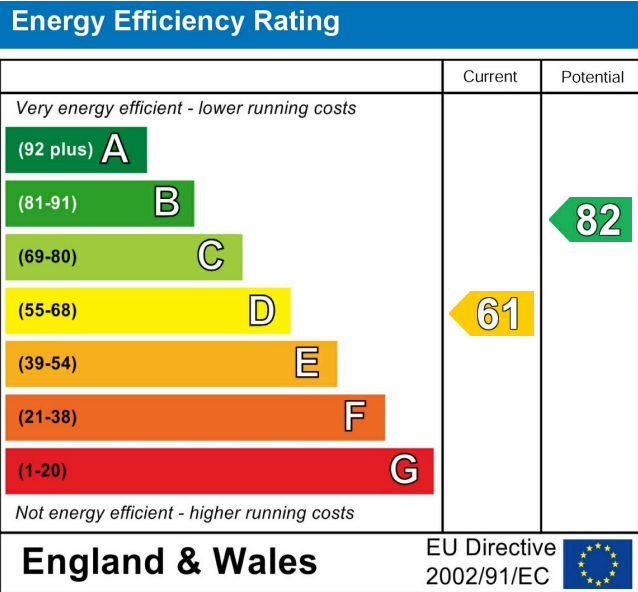
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations.

---

Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** C

**EPC Rating:** D

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

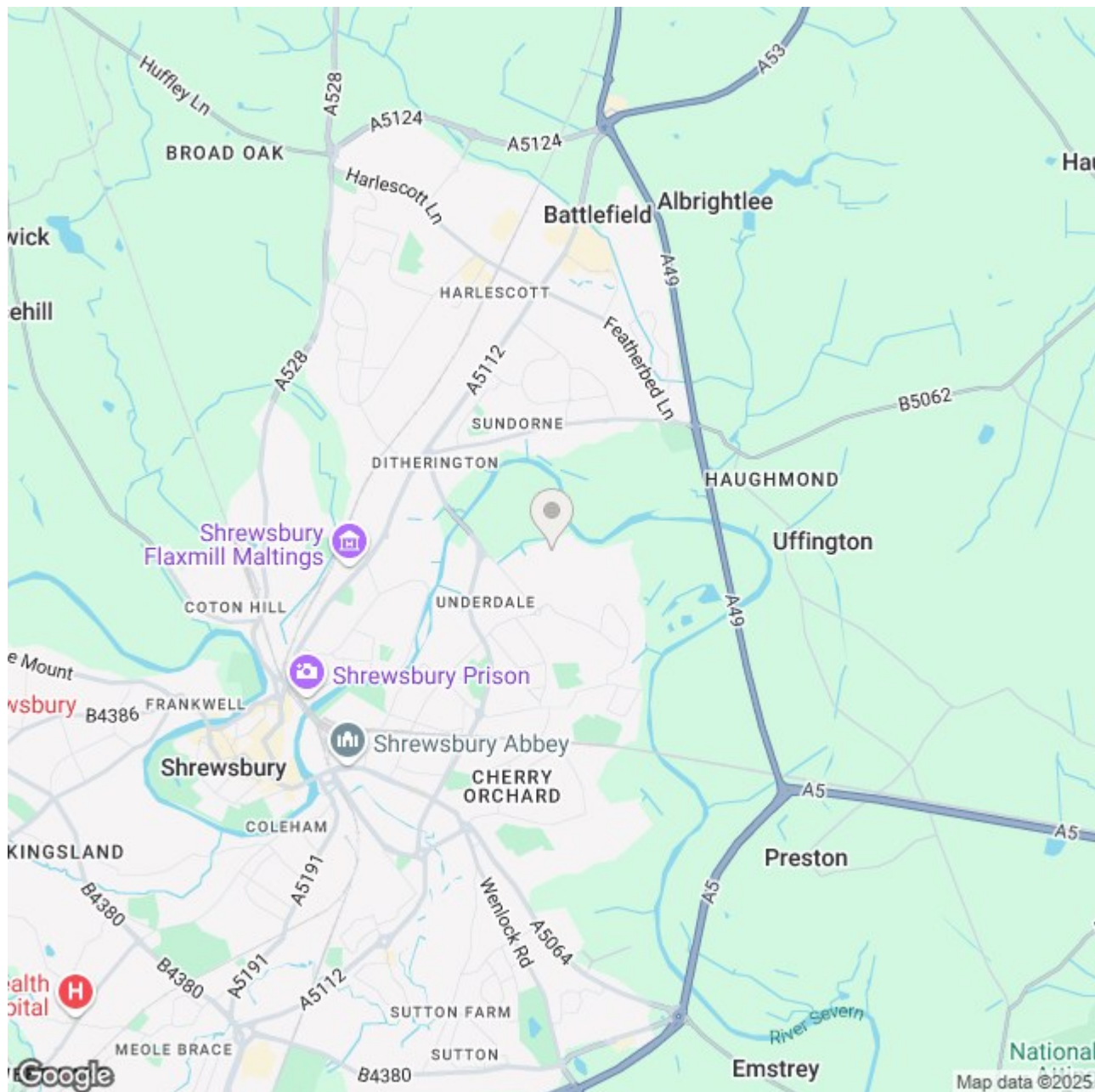
## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.