ZJ&B
Zaza Johnson & Bath
Estate Agents

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23 Grinshill Drive, Monkmoor, Shrewsbury, Shropshire, SY2 5JF

£240,000

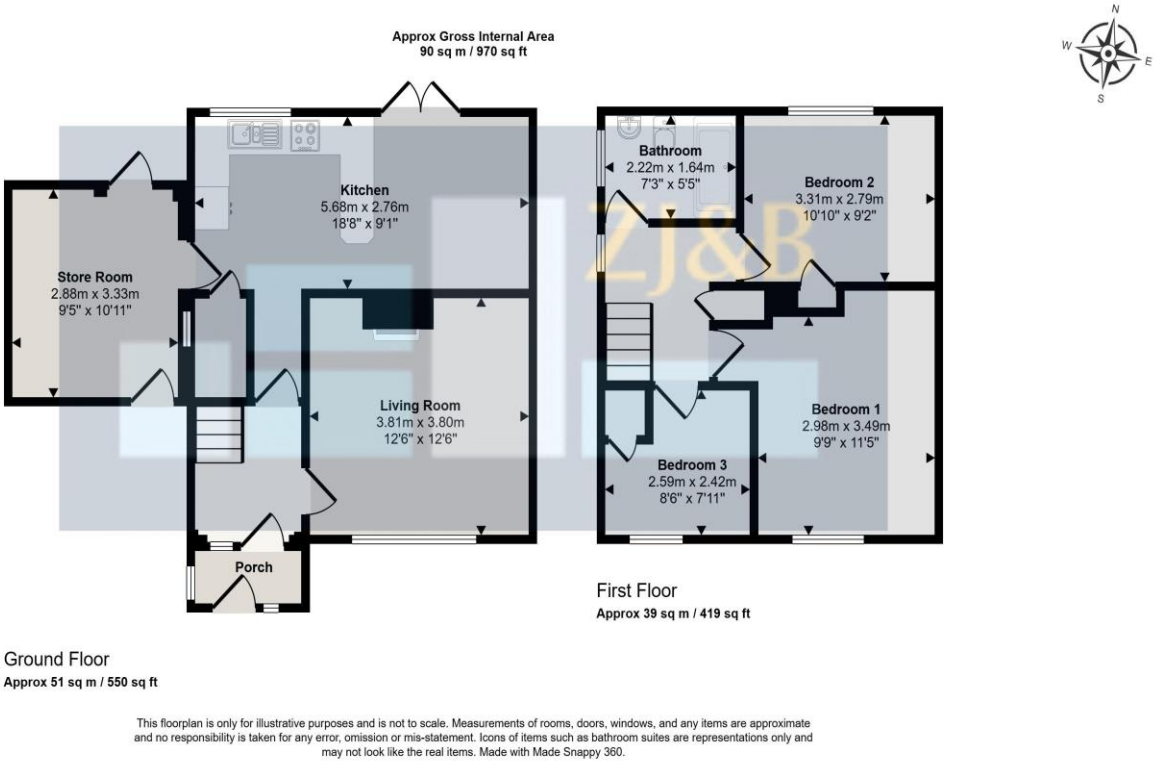
An attractive, spacious 3-bedroom end-terrace property offers spacious accommodation, with good local amenities close by.







Situated on a large and highly desirable corner plot, this attractive three-bedroom end-terrace property offers spacious accommodation, excellent outdoor space, ample parking and the added benefit of solar panels. The property provides well-proportioned accommodation throughout including a useful porch, an entrance hall, leading through to the living room. The standout feature of the home is the large open-plan kitchen/dining room, with an additional storeroom offers valuable space, and upstairs, the property boasts three well-proportioned bedrooms and a family bathroom. Occupying a generous corner plot with a large, private garden, offering plenty of space for outdoor dining, entertaining and family enjoyment. A car port and ample off-road parking further enhance the appeal and practicality of this fantastic home. The property also benefits from gas central heating and double glazing and also the benefit of solar panels, providing an energy-efficient feature that may help reduce reliance on mains electricity and contribute towards lower household energy costs, subject to usage and the property's solar arrangement. Ideally situated on Grinshill Drive, the property is conveniently positioned for access to a range of local amenities, including shops, everyday conveniences and other nearby facilities. This convenient location, combined with the generous accommodation, private garden and parking facilities, makes this an appealing home for a variety of buyers. Early viewing is highly recommended to fully appreciate the accommodation this property has to offer.



FLOOR PLANS FOR GUIDANCE ONLY







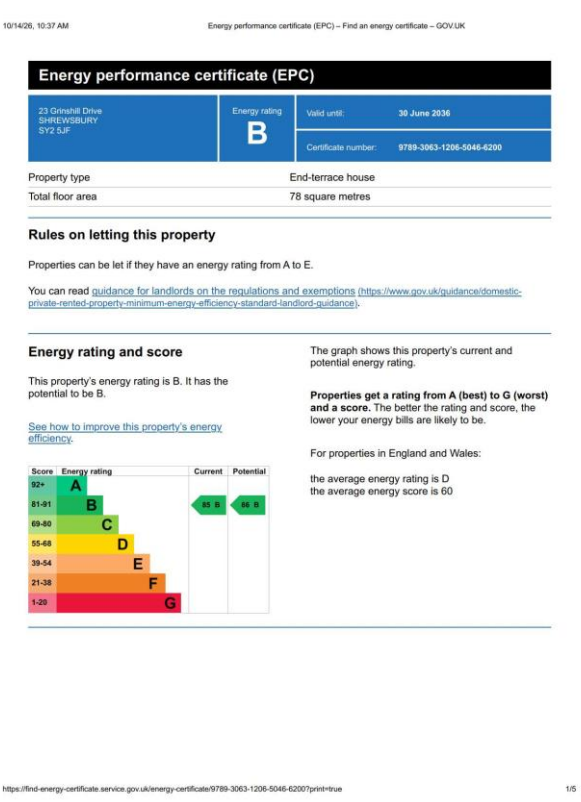












10/14/26, 10:37 AM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

23 Grinshill Drive SHREWSBURY SY2 5JF	Energy rating **B**	Valid until:	30 June 2036
		Certificate number:	9789-3063-1206-5046-6200

Property type	End-terrace house
Total floor area	78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

https://find-energy-certificate.service.gov.uk/energy-certificate/9789-3063-1206-5046-6200?print=true 1/5



MB 25

H.M. LAND REGISTRY

TITLE NUMBER SL22715

ORDNANCE SURVEY PLAN REFERENCE SJ 5012NE Scale 1 / 2500

COUNTY SHROPSHIRE DISTRICT SHREWSBURY AND ATCHAM © Crown copyright

The boundaries shown by dotted lines have been plotted from the deed plan. The title plan may be updated from later survey information.

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Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage