23 Arden Close
Wem Shrewsbury
SY4 5LX

MONKS

2 Bedroom Bungalow - Detached
Offers In The Region Of £265,000

The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- 2 GENEROUS DOUBLE BEDROOMS
- SPACIOUS KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING RECOMMENDED
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZED LOUNGE/DINING ROOM
- ATTRACTIVE RE-FITTED SHOWER ROOM
- GOOD SIZED ENCLOSED REAR GARDEN WITH OPEN ASPECT
- EPC RATING C

***** 2 BED DETACHED BUNGALOW WITH OPEN ASPECT TO REAR *****

An opportunity to purchase this attractive, 2 bedroom detached bungalow being offered for sale with no upward chain and being perfect for those looking to downsize.

Occupying an enviable position tucked away at the end of a cul de sac in the heart of this popular North Shropshire market Town. There are excellent facilities on hand including doctors, shops, supermarket, churches, cafes/bars and eateries along with being a short stroll from the Railway Station which has regular links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, good sized Lounge/Dining Room, spacious Kitchen, 2 double Bedrooms and re-fitted Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden which has a great level of privacy and open aspect to the rear.

Viewing recommended.

Property details

LOCATION
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RECEPTION HALL
Sealed unit double glazed door opening to Reception Hall with Radiator. Airing Cupboard and access to roof space.

LOUNGE/DINING ROOM
A good sized room naturally well lit by window and sliding patio doors opening onto the garden. Wooden fire surround housing ornamental fire, media point, radiator.

KITCHEN
Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for slot in appliances, tiled surrounds and eye level wall units. Window overlooking the front, door to the side, radiator.

BEDROOM 1
A very generous double room with window overlooking the rear garden, radiator.

BEDROOM 2
A double room with window to the front, radiator.

SHOWER ROOM
Newly fitted with large walk in shower with direct mixer unit with drench head, wash hand basin and WC set into concealed vanity, radiator, window to the front.

OUTSIDE
The property occupies an enviable cul de sac position approached over driveway with parking and leading to the Garage with up and over door, power and lighting points. The Front Garden is laid to lawn with inset specimen tree, side pedestrian access to the good sized private enclosed Rear Garden with paved sun terrace, good sized lawn with flower and shrub beds with inset fruit trees and offering a great level of privacy. Aluminium Greenhouse and Garden storage shed.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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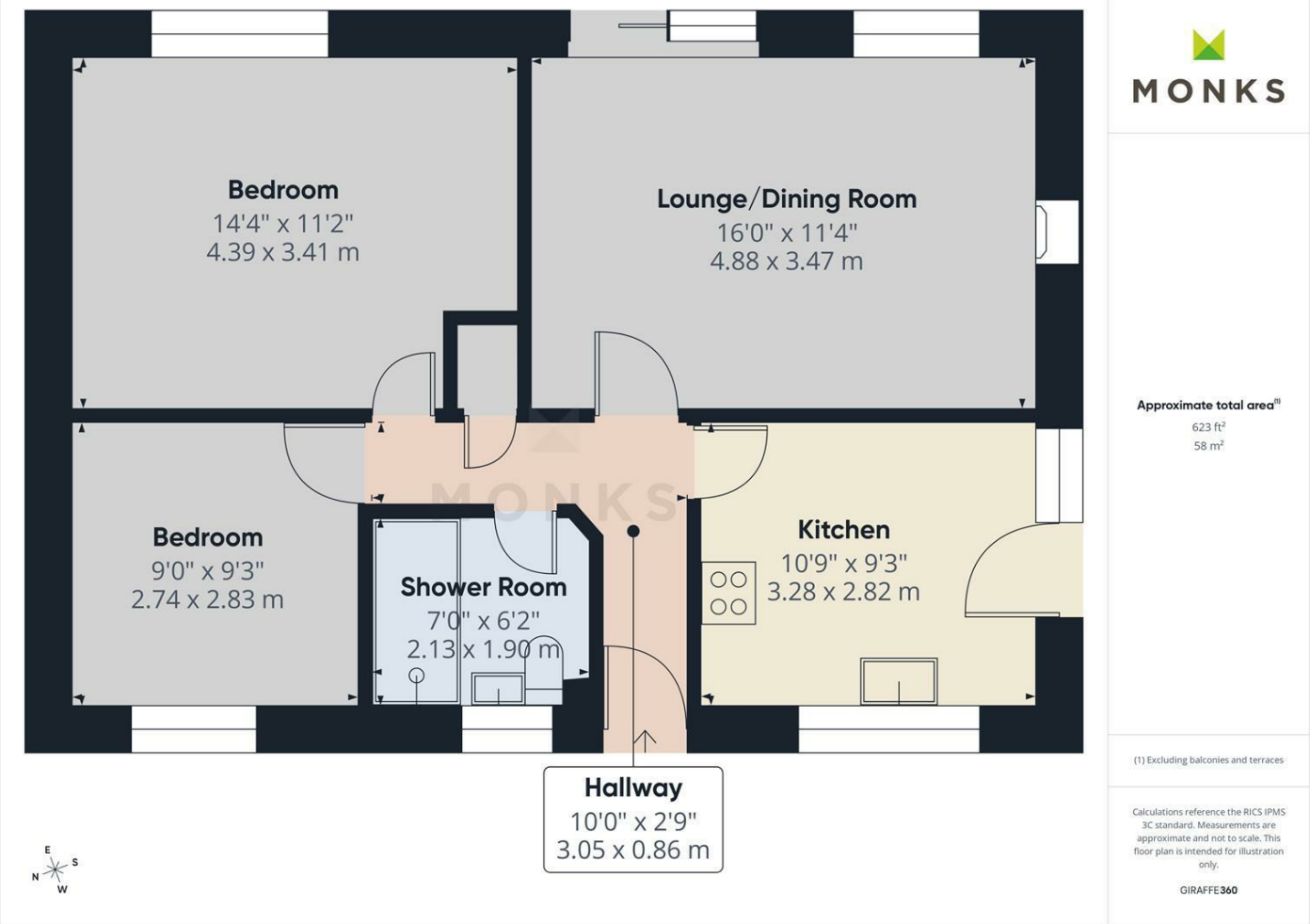

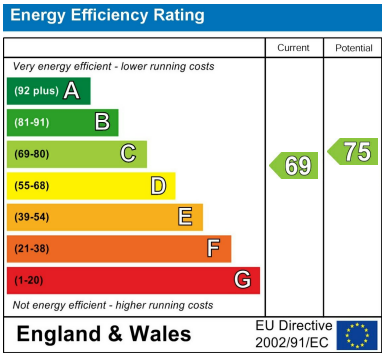

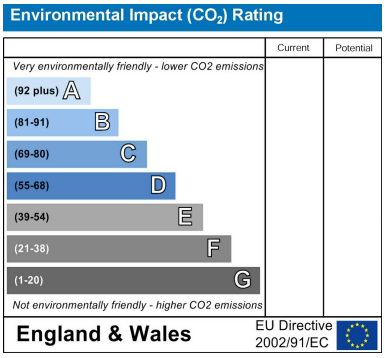

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.