1 Sun Grove
Wem Shrewsbury
SY4 5HH

MONKS

2 Bedroom Bungalow - Detached
Offers In The Region Of £280,000

The features

- SET IN A LARGER THAN AVERAGE CORNER PLOT
- RECEPTION HALL, GOOD SIZED LOUNGE/DINING ROOM
- DRIVEWAY WITH PARKING AND COVERED CARPORT
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING C
- AMPLE SCOPE TO EXTEND - SUBJECT TO NECESSARY CONSENTS
- BREAKFAST KITCHEN, 2 DOUBLE BEDROOMS AND BATHROOM
- ESTABLISHED WRAP AROUND GARDENS WITH LARGE STORE
- VIEWING RECOMMENDED

***** LARGER THAN AVERAGE CORNER PLOT ******

An opportunity to purchase this spacious detached bungalow which offers scope for modernisation and extension (STPC) and is offered for sale with no upward chain.

Occupying an enviable larger than average corner plot in this much sought after location in the heart of Wem. There are excellent facilities being a short stroll away including doctors, shops, supermarket, recreational facilities and the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, good sized Lounge/Dining Room, Kitchen, 2 Bedrooms and Bathroom.

The property has the added benefit of gas central heating, double glazing, carport and driveway with parking and excellent sized wrap around Garden with large Store.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in this sought after location in the heart of this popular busy market Town of Wem. Being a short stroll from all of the amenities including supermarket, shops, doctors, pharmacy, general stores and the active Town Hall. There is also the benefit of the local bus giving direct access into the Town. For commuters Wem has an excellent rail service with links to Shrewsbury, Wem and Crewe.

RECEPTION HALL

Sealed unit double glazed door to Reception Hall with radiator, useful cloaks cupboard.

EXTENDED LOUNGE/DINING ROOM

A generous sized room which has been extended to the rear with lovely aspect over the garden. The Lounge area features a stone fireplace with point for ornamental fire, media point, radiator.
Dining area with radiator.

KITCHEN/BREAKFAST ROOM

Fitted with range of units incorporating double drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances and slot in cooker with extractor hood over, deep tiled surrounds and matching eye level wall units. Breakfast bar area with storage cupboards above, tiled flooring, door to the side and window overlooking the garden.

BEDROOM 1

A generous double room with window to the front, radiator.

BEDROOM 2

Another double room with window to the front, radiator.

BATHROOM

with suite comprising panelled bath with mixer taps/shower attachment, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property occupies an enviable larger than average corner plot approached over driveway with parking and to covered carport.

The gardens are a particular feature being of a good size and wrapping themselves around the property being laid extensively to lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees. There is ample space to extend to the side and rear if desired, subject to the necessary consents. Large timber garden store.

GENERAL INFORMATION

TENURE
We are advised the property is Freehold and 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 B - 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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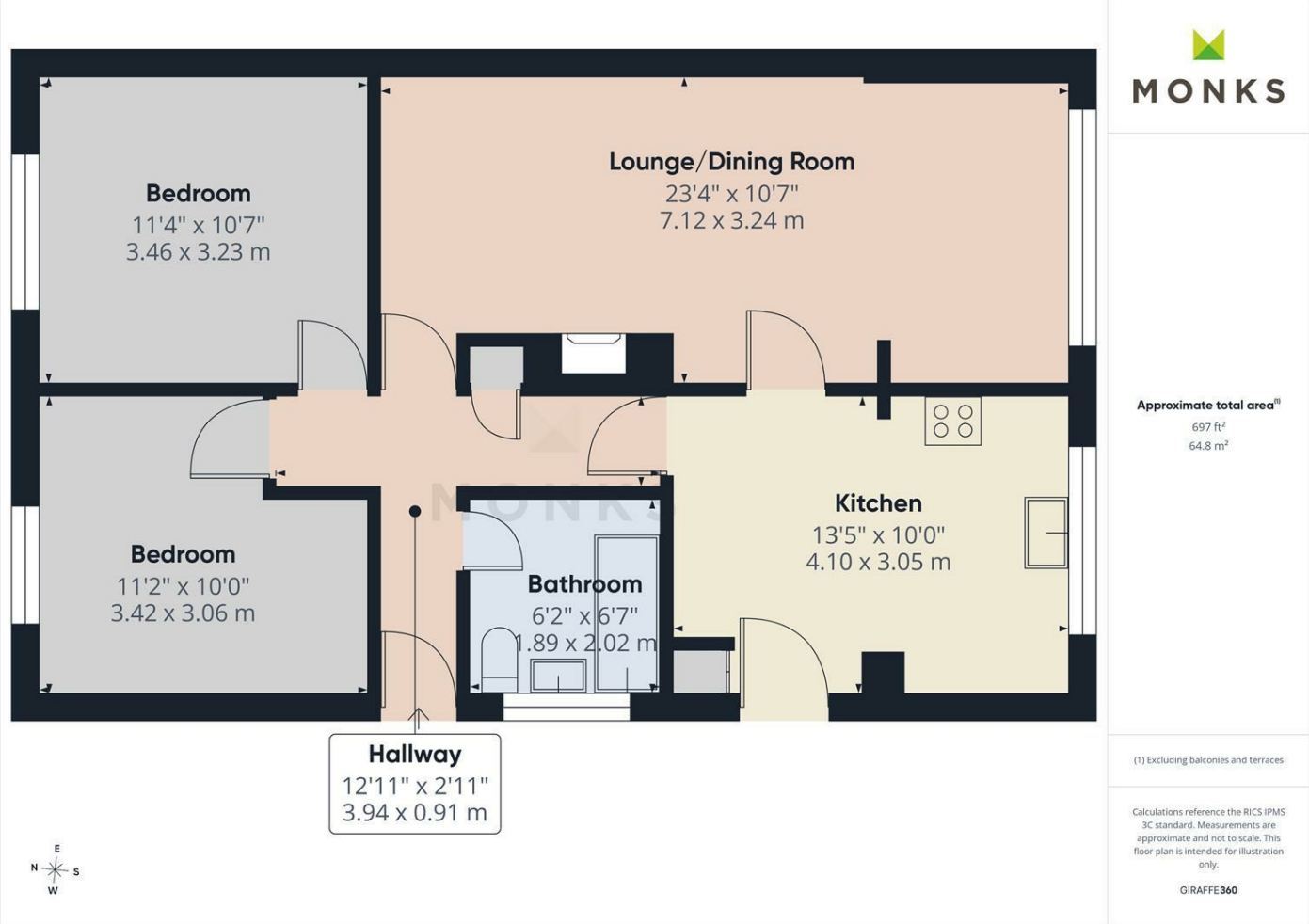

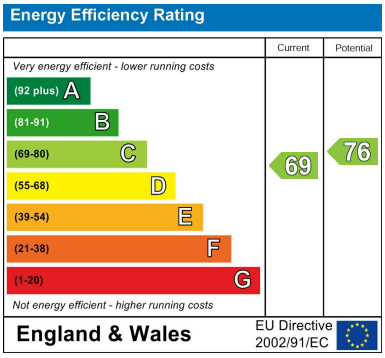

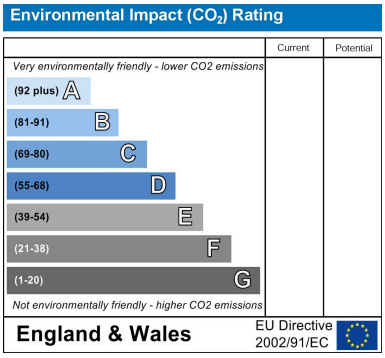

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We're available 7 days a week
HOME – four words that define who, and what we are:

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.