

84 Trentham Road Wem Shrewsbury SY4 5HW



2 Bedroom Bungalow - Detached
Offers In The Region Of £270,000

The features

- PRIVATE GATED DRIVEWAY BORDERED BY FIELDS
- ENVIABLE LOCATION CLOSE TO AMENITIES
- RE FITTED KITCHEN AND BATHROOM
- DRIVEWAY WITH PARKING, GARAGE AND ENCLOSED GARDENS
- NO UPWARD CHAIN
- IMMACULATE IMPROVED DETACHED BUNGALOW
- PORCH, HALL, GOOD SIZED LOUNGE/DINING ROOM, CONSERVATORY
- 2 DOUBLE BEDROOMS
- VIEWING HIGHLY RECOMMENDED
- EPC RATING D



***** FABULOUS DETACHED BUNGALOW WITH OPEN ASPECT *****

One not to be missed.... this immaculately presented and much improved 2 bedroom detached bungalow is perfect for those looking for a quiet location to downsize.

Set in a private gated driveway of just two homes with a lovely aspect over adjoining fields and being a short stroll from a range of local amenities including shops, schools, doctors, recreational facilities and the Railway Station which has great links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Entrance Porch, Reception Hall, Lounge/Dining Room, Conservatory, re-fitted Kitchen, 2 generous Bedrooms and newly fitted Bathroom.

The property has the benefit of gas central heating, driveway with parking, Garage and gardens to the front and rear bordered by open farmland.

Viewing essential. No upward chain.

Property details

LOCATION

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ENTRANCE PORCH

Being of sealed unit double glazed construction and having door opening to

RECEPTION HALL

Radiator

LOUNGE/DINING ROOM

A generous sized room with media point, radiator. Double opening French doors to

CONSERVATORY

being of sealed unit double glazed construction with views over the garden and adjoining farmland.

KITCHEN

Attractively fitted with range of white fronted high gloss units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for a range of appliances beneath, inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall unit. Access to roof space. Radiator, windows to the side and rear with lovely aspect over the gardens.

BEDROOM 1

A generous double room with window to the front, range of fitted bedroom furniture, radiator.

BEDROOM 2

with window to the front, radiator.

BATHROOM

attractively refitted with suite comprising panelled bath with electric shower unit over, wash hand basin and WC set into concealed vanity with storage. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property occupies a truly enviable location tucked away on Trentham Road and approached through gate which gives access to just two homes. The driveway leads to the Garage. The Gardens are laid to lawn with paved and gravelled seating areas with flower, shrub and herbaceous beds with a range of inset specimen trees and enclosed with wooden fencing and provide a lovely aspect over adjoining farmland.

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](https://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

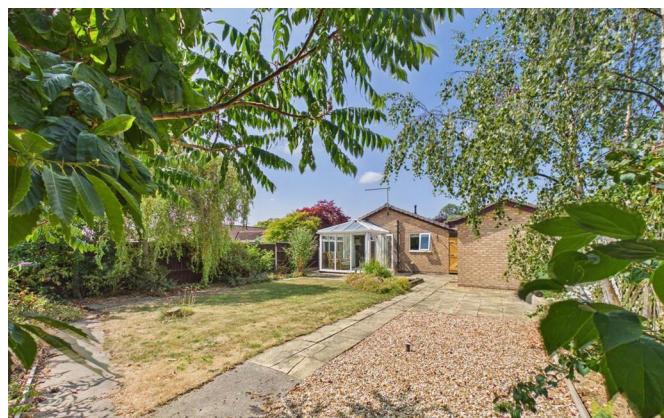
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

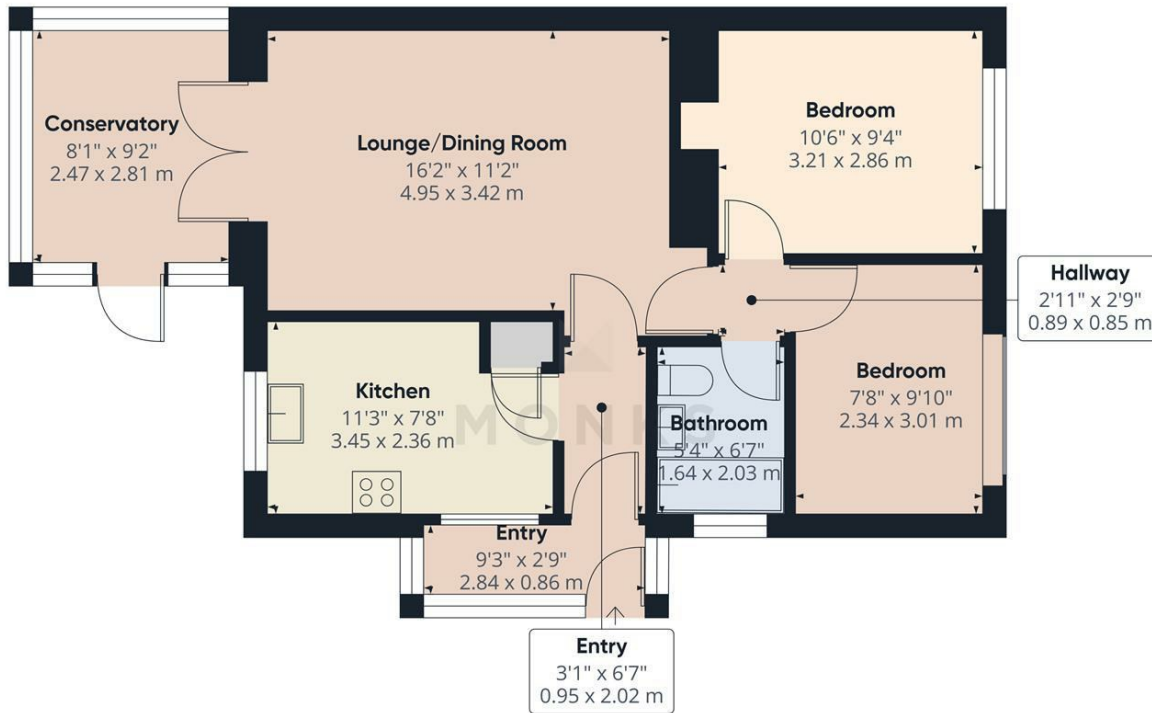
NEED TO CONTACT US

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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Approximate total area⁽¹⁾
633 ft²
58.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- 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.
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