

Springfield Bings Heath Astley Shrewsbury SY4 4BY



**2 Bedroom Bungalow - Detached
Offers In Excess Of £325,000**

The features

- SET IN FABULOUS SIZED MATURE GARDENS
- AMPLE SCOPE FOR EXTENSION SUBJECT TO PLANNING
- RECEPTION HALL, GOOD SIZED LOUNGE, SEPARATE DINING ROOM
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- NO UPWARD CHAIN. VIEWING RECOMMENDED
- LARGE DETACHED BUNGALOW
- ENVIALE LOCATION CLOSE TO AMENITIES
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY, PARKING, GARAGE AND LARGER THAN AVERAGE GARDENS
- EPC RATING D



*** LARGE DETACHED BUNGALOW IN IMPRESSIVE GARDENS ***

An excellent opportunity to purchase this deceptively spacious detached bungalow which offers ample scope for extension, subject to necessary consents and is set in a fabulous sized mature garden.

Occupying an enviable position on the Northern edge of the Town close to the Village of Shawbury which boasts excellent amenities and being a short drive from supermarkets, restaurants, recreational facilities, churches and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, large Dining Room/Bedroom 3, generous Kitchen/Breakfast Room, 2 double Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking, garage/store and lovely established gardens.

Offered for sale with no upward chain, viewing recommended.

Property details

LOCATION

The property occupies an enviable position on the Northern edge of the Town in Bings Heath which is a short drive from the nearby popular village of Shawbury which boasts excellent facilities including school, doctors, church, restaurant/public house, recreational facilities and active village hall. For commuters there is ease of access to the A5/M54 motorway network.

RECEPTION HALL

Covered entrance with door opening to a good sized L-shaped Reception Hall with useful cloaks cupboard. Two radiators and access to roof space. Additional door leads to the side entrance.

LOUNGE

A generous sized room which is naturally well lit by window to the side and bay window overlooking the front, tiled fireplace with open grate, media point, radiator.

DINING ROOM/BEDROOM 3

Another generous sized room naturally lit with bay window to the front with aspect over the garden and further window to the side, radiator.

KITCHEN/BREAKFAST ROOM

having windows to the side and rear with lovely aspect along the garden. Double drainer sink set into base cupboard with space for appliances. Further range of cupboards and drawers with work surfaces over and space for fridge freezer to the side with eye level wall unit over, range of fitted storage cupboards and airing cupboard. Wall mounted gas central heating boiler, radiator.

BEDROOM 1

with window overlooking the rear garden, radiator.

BEDROOM 2

with window to the side, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator. Window to the rear.

OUTSIDE

The property is set back from the road and approached through large wooden gate over driveway with parking for numerous cars and leading to the Garage/Store. The Front Garden is laid to mainly to lawn and enclosed with brick walling to the front and hedging to the side. The garden continues along the side being laid to lawn which then leads to

the excellent sized Rear Garden again laid extensively to lawn with inset specimen trees and enclosed with hedging and fencing.

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 D - 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.

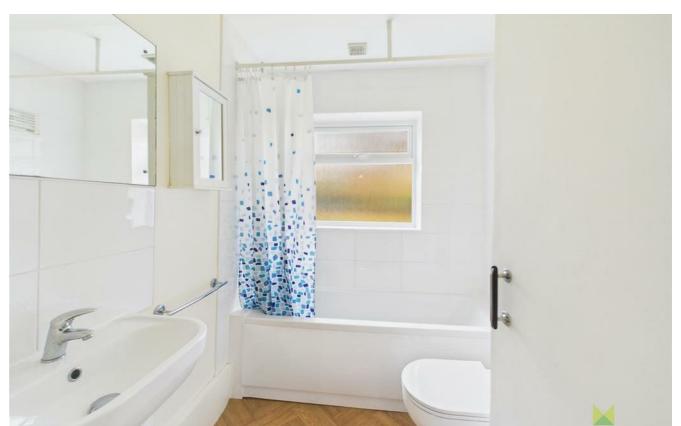
REMOVALS

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

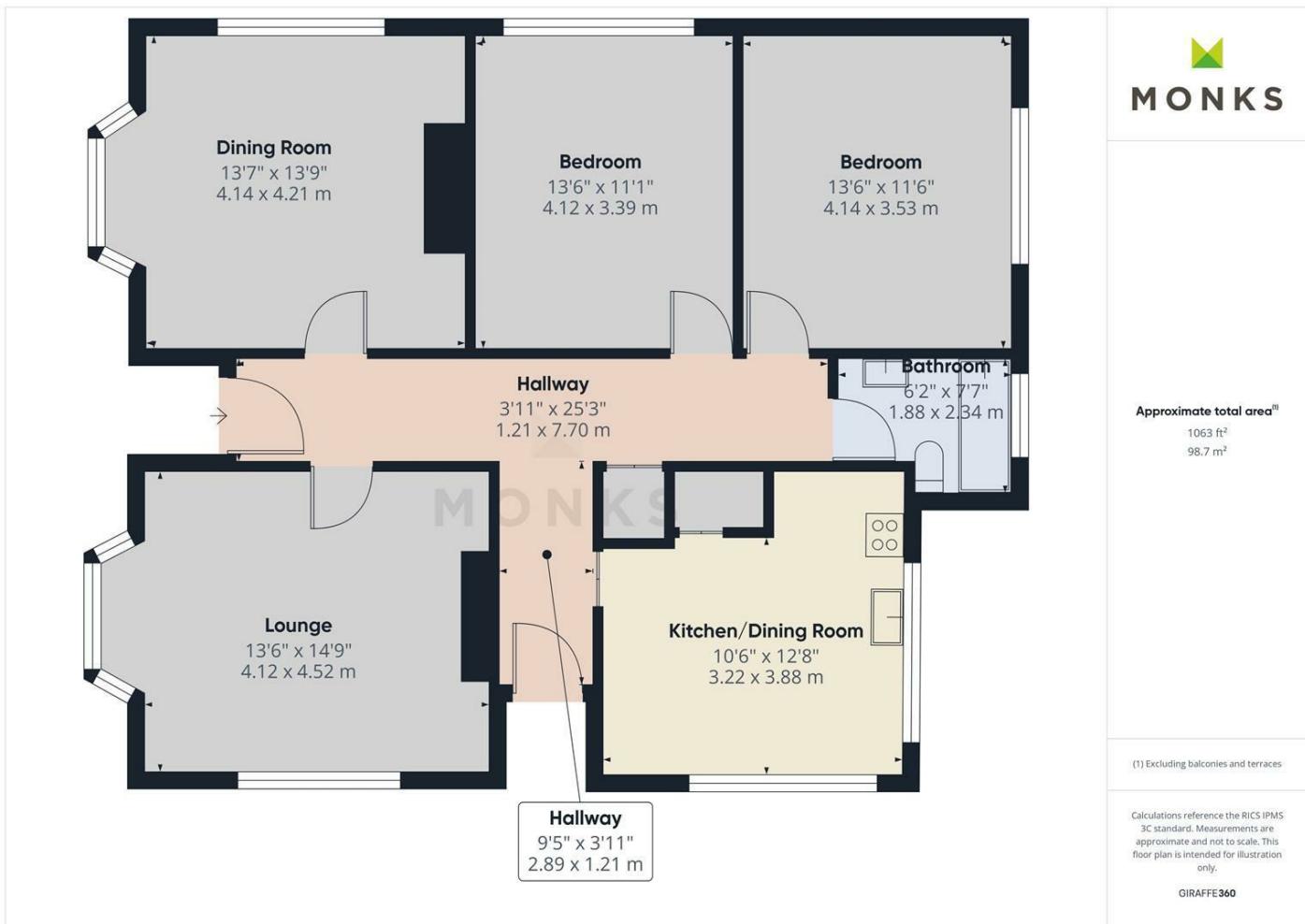




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We're available 7 days a week

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		97
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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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- 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.