

# 19 Barnfield Avenue Wem Shrewsbury SY4 5HT



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £325,000**

## The features

- MUCH IMPROVED 3 BEDROOM DETACHED BUNGALOW
- LOVELY RURAL VIEWS OVER OPEN FARMLAND
- ATTRACTIVELY FITTED KITCHEN AND LARGE CONSERVATORY
- DRIVEWAY WITH PARKING AND GARDEN
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE CUL DE SAC LOCATION
- RECEPTION HALL, LOUNGE/DINING ROOM,
- 3 GENEROUS BEDROOMS AND RE-FITTED SHOWER ROOM
- NEWLY FITTED ELECTRIC HEATING AND SOLAR PANELS
- EPC RATING TBC



\*\*\* MUCH IMPROVED WITH LOVELY RURAL REAR ASPECT \*\*\*

An excellent opportunity to purchase this much improved and well presented 3 bedroom detached bungalow, perfect for those looking to downsize yet still require space.

Occupying an enviable cul de sac location with open rural views to the rear and being a short stroll from local amenities and the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, Lounge/Dining Room, attractively fitted Kitchen with appliances, large Conservatory, 3 generous Bedrooms and re-fitted Shower Room.

The property has the benefit of double glazing, driveway with parking, Garage and garden which is bordered by open farmland

Early viewing recommended.

## Property details

### LOCATION

Occupying an enviable cul de sac location with open rural views to the rear and being a short stroll from local amenities and the Railway Station which has links to Shrewsbury, Crewe and London.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, convection heater.

### LOUNGE/DINING ROOM

having window overlooking the front, wooden fire surround with space for ornamental fire, media point, storage heaters.

### KITCHEN

Attractively refitted with white fronted units incorporating single drainer sink with mixer taps set into base cupboard, further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and eye level wall units with shelving for microwave. Larder cupboard and Airing Cupboard. Window and door to the conservatory. Electric convection heater.

### CONSERVATORY

Which is a good size and has all year round roof, power and lighting and storage heater. Space for washing machine and tumble dryer, window and door to the garden. Electric radiator

### BEDROOM 1

A generous double room with window to the front, bed head recess with wardrobe to either side and storage above and fitted triple wardrobe, storage heater.

### BEDROOM 2

with window to the rear overlooking the garden, excellent range of fitted bedroom furniture including drawers, storage and wardrobes, storage heater.

### BEDROOM 3

with window to the rear, storage heater.

### SHOWER ROOM

Attractively re-fitted as a contemporary Wet Room with shower, wash hand basin with storage beneath and WC. Complementary tiled surrounds, heated towel rail, window to the rear, with downflow heater and underfloor heating.

### OUTSIDE

The property is approached over pathway which is

flanked for ease of maintenance to either side with large gravelled beds. Side pedestrian access and driveway with parking and leading to the Garage.

The Rear Garden is of a good size being laid to paved sun terrace and good sized lawn with flower and shrub beds enclosed with wooden fencing and having lovely rural views 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 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

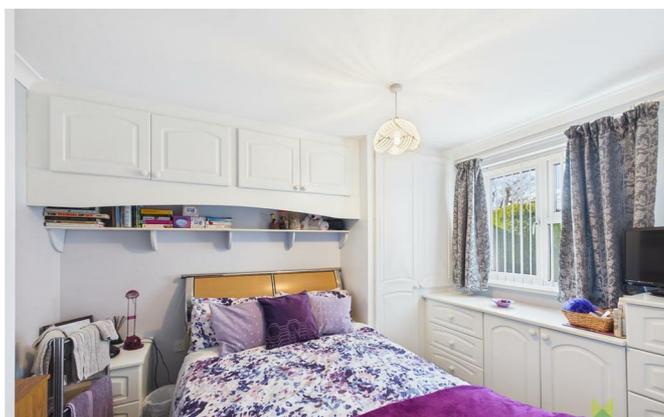
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

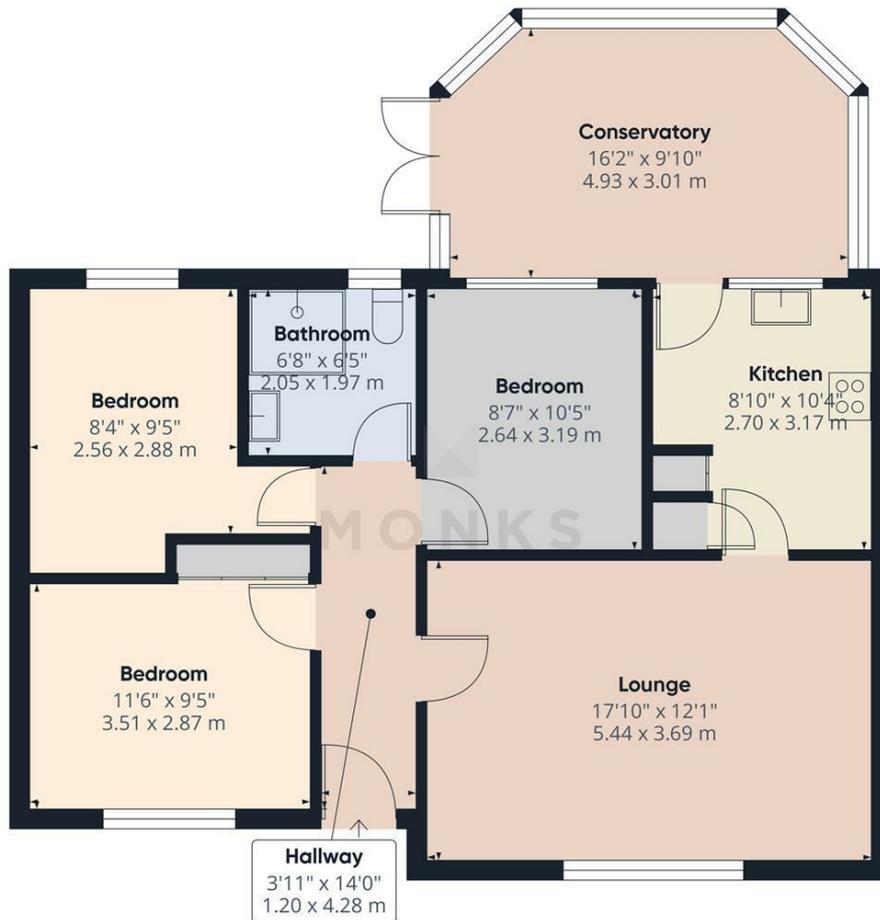
#### NEED TO CONTACT US

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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Approximate total area<sup>1)</sup>  
882 ft<sup>2</sup>  
81.9 m<sup>2</sup>

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

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### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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

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.

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- 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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