Misty Dawn
Wem Shrewsbury
SY4 5HE

MONKS

3 Bedroom Bungalow - Detached
Offers In The Region Of £395,000

The features

- IMMACULATELY PRESENTED 3 BEDROOM DETACHED BUNGALOW
- RECEPTION HALL, LOUNGE, DINING ROOM, KITCHEN WITH PANTRY
- UTILITY STORE/HOBBIES ROOM AND ADJACENT CLOAKROOM
- ENVIABLE VILLAGE LOCATION
- EPC RATING F
- LARGE PLOT OF JUST UNDER 1/4 ACRE WITH OPEN FARMLAND TO REAR
- 3 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- DRIVEWAY WITH AMPLE PARKING, SUMMERHOUSE AND STORAGE
- VIEWING HIGHLY RECOMMENDED.

***** DETACHED BUNGALOW - GARDENS OF JUST UNDER 1/4 ACRE *****

A unique opportunity to purchase this immaculately presented, 3 bedroom detached Bungalow which offers deceptively spacious accommodation and is set in a fantastic plot of large gardens which are bordered by open farmland.

Occupying an enviable position on the edge of this much sought after Village a short distance from Wem. Tilley benefits from a public house/restaurant and lovely countryside walks. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen with pantry, 3 generous double Bedrooms and well appointed Bathroom.

The property has the benefit of double glazing, driveway with parking for numerous cars, large Utility/Workshop/Hobbies Room and adjacent WC, summer house, garden store and green house.

Viewing highly recommended.

Property details

LOCATION
Occupying an enviable position on the edge of this much sought after Village a short distance from Wem. Tilley benefits from a public house/restaurant and lovely countryside walks. For commuters there is ease of access to the A5/M54 motorway network.

RECEPTION HALL
Covered entrance with tiled floor and sealed unit double glazed door to the Reception Hall. Radiator.

LOUNGE
A lovely light room with windows to the side and rear with aspects over the gardens. Chimney breast with brick recess for ornamental fire, media point, radiator

DINING ROOM
with window to the side, chimney breast recess with point for ornamental fire. Radiator.

KITCHEN
fitted with units incorporating one and half bowl single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units. Door to large WALK IN PANTRY with shelving.

BEDROOM 1
a generous sized double room with window to the front, coved ceiling, radiator.

BEDROOM 2
Another generous sized double room with window to the side, radiator.

BEDROOM 3
A double room with window to the side, radiator.

BATHROOM
with suite comprising panelled bath, shower cubicle with electric shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE
The Gardens are a truly fabulous benefit to the property, being of an excellent size to an extensive lawn with well stocked, flower shrub and herbaceous beds with a range of specimen trees. With various seating areas, summer house, large workshop/store and bordered to the rear by open farmland.

Approached over driveway with ample parking and hardstanding. To the front is a lovely raised shrub area which provides a good level of privacy and screening for the property and which is enclosed with brick walling.

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

SERVICES
Electric heating and septic tank.
Mains water.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band E - 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.

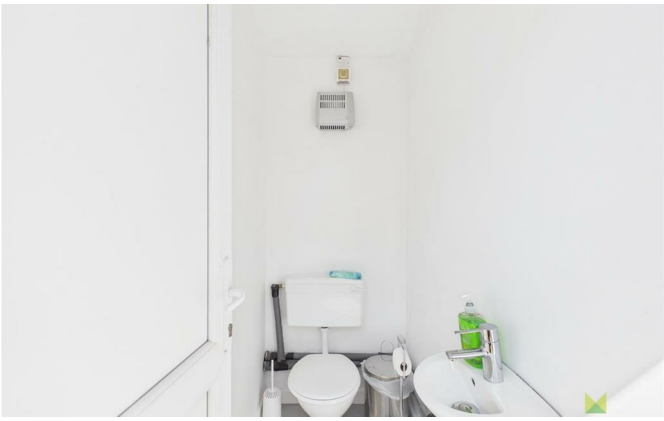
REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

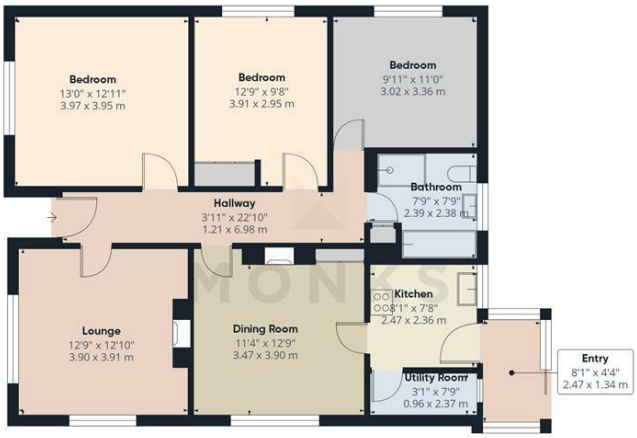
NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

MONKS

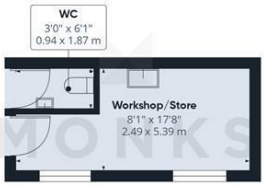
Misty Dawn , Wem, Shrewsbury, SY4 5HE.

3 Bedroom Bungalow - Detached
Offers In The Region Of £395,000





Floor 0 Building 1



Floor 0 Building 2

MONKS

Approximate total area(1)

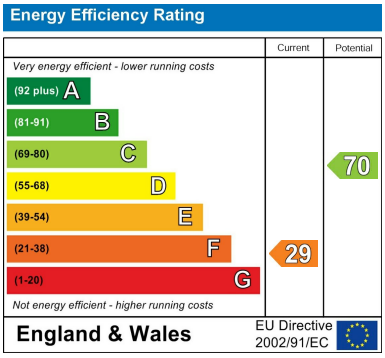
1146 ft²

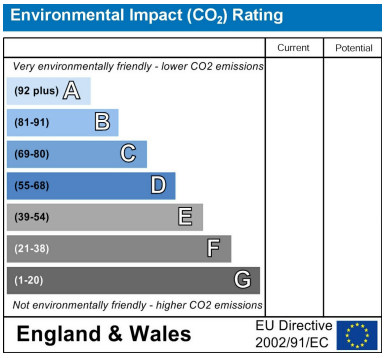
106.4 m²

(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





Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01939 234368
Email. info@monks.co.uk
Click. www.monks.co.uk

Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

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.