



MONKS

63 Trentham Road
Wem Shrewsbury
SY4 5HN

2 bedroom Bungalow - Semi
Detached property
Offers in the region of £210,000







*** 2/3 BEDROOM SEMI DETACHED BUNGALOW ***

An opportunity to purchase this spacious and versatile semi detached bungalow, perfect for those looking to downsize and offered for sale with no upward chain.

The property occupies an enviable position in the heart of this popular market Town ideally placed for amenities and the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, good sized Lounge, Sitting/Dining Room (potential Bedroom), Kitchen with oven and hob, 2 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and enclosed rear garden.

Early viewing recommended.

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LOCATION

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RECEPTION HALL

with useful storage cupboard with sliding doors and shelving, radiator.

LOUNGE/DINING ROOM

having sliding patio doors leading onto the garden, media point, radiator.

KITCHEN

having shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having recess beneath for washing machine and space for fridge/freezer, inset 4 ring hob with extractor hood over. Eye level double oven and grill with cupboards above and below, tiled surrounds and eye level wall units. Window overlooking the garden,

SITTING/DINING ROOM

A versatile room having window and double opening French doors to the garden, radiator.

BEDROOM 1

A double room with window overlooking the front, range of wardrobes, radiator.

BEDROOM 2

with window to the front, radiator.

BATHROOM

with suite comprising panelled bath with electric shower over, wash hand basin and WC. Tiled and wood panelled surrounds, radiator.

OUTSIDE

The property is approached over driveway with parking. The Front garden is laid to lawn with flower and shrub beds. Enclosed rear garden with paved sun terrace and garden laid to lawn again with flower and shrub beds and enclosed with wooden fencing and mature hedging offering a good level of privacy. Timber storage shed.

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 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](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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Get in touch

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Click. www.monks.co.uk

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	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.
- 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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.