

# 58 Kynaston Drive Wem SY4 5DE



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £310,000**

## The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LARGE GARDEN ROOM/CONSERVATORY, KITCHEN WITH APPLIANCES
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING RECOMMENDED
- SPACIOUS 3 BEDROOM DETACHED BUNGALOW
- HALL, GOOD SIZED THROUGH LOUNGE
- 3 BEDROOMS AND RE-FITTED SHOWER ROOM
- MATURE ESTABLISHED GARDENS
- EPC RATING D



### \*\*\* GENEROUS 3 BEDROOM DETACHED BUNGALOW \*\*\*

An opportunity to purchase this spacious 3 bedroom detached bungalow, offered for sale with no upward change and perfect for those looking to downsize with space.

The property occupies an enviable position in this much sought after location being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London. There are excellent amenities and recreational facilities on hand.

The accommodation briefly comprises Reception Hall, good sized through Lounge, large Garden Room/Conservatory, Kitchen with oven and hob, 3 Bedrooms and re-fitted Bathroom.

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

Viewing recommended and offered for sale with no upward chain.

## Property details

### LOCATION

The property occupies an enviable position in this much sought after location being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London. There are excellent amenities and recreational facilities on hand.

### RECEPTION HALL

### LOUNGE

A generous sized through room naturally well lit with window overlooking the front and double opening French doors to the Garden Room. Brick fireplace with fire, media point, radiators.

### KITCHEN

Fitted with range of wooden 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 space for dishwasher, inset 4 ring hob with extractor hood over and microwave beneath, eye level double oven and grill with cupboards above and below. Tiled surrounds, matching eye level wall units and display shelving, radiator. Opening to

### GARDEN ROOM/CONSERVATORY

A generous sized room being of sealed unit double glazed construction and providing aspect over the garden.

### BEDROOM 1

A generous double room with window to the rear, fitted wardrobe, radiator.

### BEDROOM 2

Another double room with window to the front, radiator.

### BEDROOM 3

with window to the rear, radiator.

### SHOWER ROOM

Attractively re-fitted with walk in shower, direct mixer unit, wash hand basin and WC set into concealed unit with storage, radiator, window to the rear.

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting. The Front Garden is laid to lawn with well stocked shrub and herbaceous beds. Side pedestrian access leads around to the Rear Garden with paved sun terrace, good sized lawn with well stocked flower, shrub and herbaceous beds and enclosed with wooden 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.

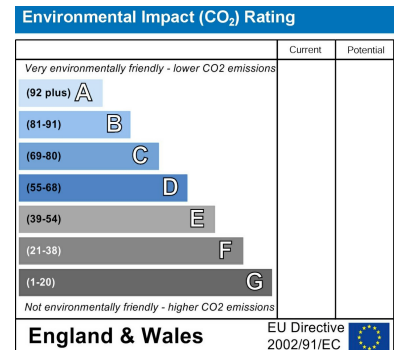
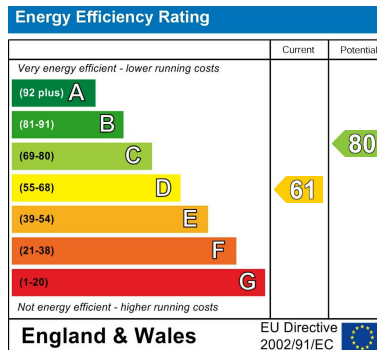
### NEED TO CONTACT US

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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## Judy Bourne

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## Get in touch

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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

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- 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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