

11 Arden Close Wem Shrewsbury SY4 5LX



2 Bedroom Bungalow - Detached
Offers In The Region Of £199,950

The features

- IDEAL FOR THOSE DOWNSIZING
- SCOPE FOR MODERNISATION AND RECONFIGURATION
- TWO BEDROOMS, ONE BATHROOM
- NO UPWARD CHAIN
- DRIVEWAY AND GARAGE
- CUL-DE-SAC LOCATION
- OPEN REAR ASPECT ON TO OPEN FARMLAND
- GENEROUS PROPORTIONS
- IDEAL INVESTMENT OPPORTUNITY
- EPC D



*** TWO-BEDROOM DETACHED BUNGALOW WITH OPEN ASPECT AT REAR ***

An excellent opportunity to acquire this conveniently placed detached bungalow overlooking open farmland. Offering light and spacious accommodation now requiring modernisation.

Occupying a convenient position only a short distance from an excellent range of local amenities and train station within this popular North Shropshire market Town.

The accommodation briefly comprises Entrance Hallway, Kitchen, Living / Dining Room, Two bedrooms and a Conservatory.

The property has gas central heating, double glazing, driveway with parking, single garage and neatly kept gardens.

Offered for sale with No Upward Chain.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town. Ideal for commuters with the Railway Station being a short distance away with links to the County Town of Shrewsbury, Crewe and London. Wem is a thriving and self sufficient town with a range of excellent local amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall.

ENTRANCE HALLWAY

L-shaped hallway with airing cupboard.

KITCHEN

Fitted with a range of wood effect front cabinetry under contrasting worksurfaces and incorporating 1.5 stainless steel drainer sink. Further range of matching units. Space for free standing under counter appliances. Windows to the front and side.

LIVING/DINING ROOM

A generously proportioned room with coal effect gas fire and window to the front.

BEDROOM ONE

A double bedroom enjoying a delightful aspect over the garden.

BEDROOM TWO/STUDY

With double doors into the

CONSERVATORY

Vinyl flooring with doors onto the rear garden

BATHROOM

Fitted with panelled bath and mixer shower, hand wash sink set into vanity unit and low level WC. Radiator and window to the side.

OUTSIDE

The property is approached over a tarmacadam driveway flanked by an expanse of lawn to the front with mature shrubs. Parking for a number of vehicles in front of a single garage.

The delightful enclosed rear garden with open aspect of neighbouring farmland is mainly laid to lawn with borders stocked with seasonal flowering perennials, mature shrubs and specimen trees. Hardstanding at the rear of the garage and a garden shed. Side gate access onto the driveway.

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 C - 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.

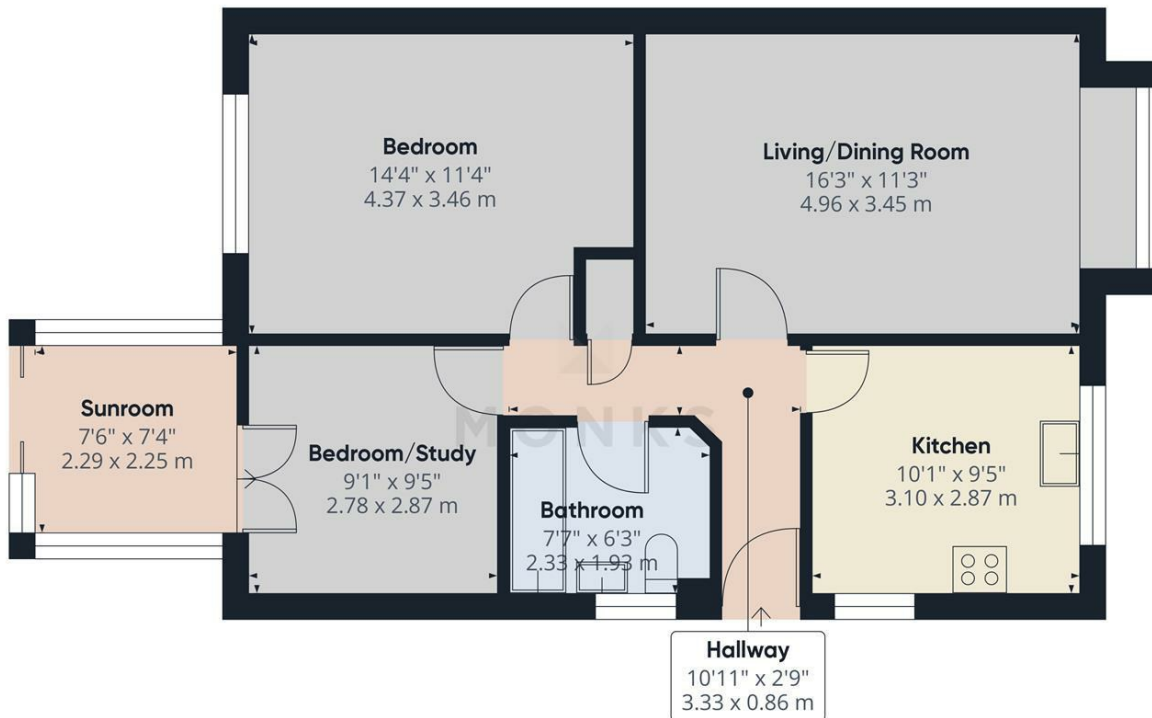
NEED TO CONTACT US

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

11 Arden Close, Wem, Shrewsbury, SY4 5LX.

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Approximate total area[®]
682.11 ft²
63.37 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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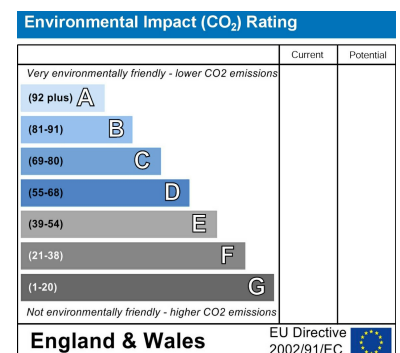
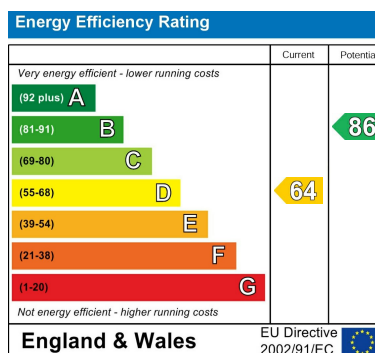
Wem office

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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



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.