

24 Sun Grove Wem SY4 5HH



3 Bedroom Bungalow - Detached
Guide Price £325,000

The features

- SPACIOUS DETACHED BUNGALOW
- GENEROUS CORNER PLOT
- THREE RECEPTION ROOMS
- SUBSTANTIAL ATTIC ROOMS
- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- WET ROOM AND BATHROOM
- KITCHEN/BREAKFAST ROOM AND UTILITY
- DRIVEWAY, GARAGE AND CHARMING GARDENS
- EPC RATING D



*** SPACIOUS DORMER BUNGALOW OCCUPYING GENEROUS CORNER PLOT ***

An excellent opportunity to acquire this three-bedroom detached bungalow offering spacious and versatile accommodation – ideal for those looking to downsize or even growing families.

Occupying a convenient position in this much sought after cul de-sac location a short distance from the local amenities of this popular North Shropshire market Town.

The accommodation briefly comprises Entrance Hallway, Living Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Three Double Bedrooms, Bathroom

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

Viewing recommended and offered for sale with no upward chain.

Property details

LOCATION

The property occupies an enviable position in a popular enclave of homes on the peripherals of Wem. The area is ideal for families with nearby schooling and for commuters with the Railway Station a short drive away providing links to the County Town of Shrewsbury, Crewe and London. The local bus connects directly into the centre of Wem which offers an excellent range of facilities and amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and an active town hall. There is a regular bus service to nearby Shrewsbury.

ENTRANCE HALLWAY

Standing centrally within the property and off which radiates the accommodation.

LIVING ROOM

A superbly proportioned room featuring a coal effect gas fire set into striking marble surround. Large opening into the

DINING ROOM

A spacious room with large picture window overlooking the garden and door directly into the kitchen.

CONSERVATORY

Opening from the living room and overlooking the garden. This room requires full restoration, offering a good footprint for a full garden room.

KITCHEN/BREAKFAST ROOM

The kitchen is fitted with timeless shaker style cabinetry under contrasting granite work surfaces incorporating a double stainless steel sink and large four ring burner hob. There is a useful breakfast bar along with an extensive range of matching eyelevel units, pantry storage and integrated appliances including a dishwasher, double Neff oven, undercounter fridge and microwave.

UTILITY ROOM

An excellent working space fitted with a further range of cabinets with large stainless steel sink set into contrasting work surfaces. Additional integrated appliances include undercounter fridge, washing machine and double fridge freezer.

WET ROOM

Fully tiled and laid to vinyl flooring with white suite comprising low level flush WC and hand wash basin. Walk in shower.

BEDROOM ONE

A charming double bedroom fitted with a range of

elegant built in cabinetry wardrobes and over bed storage.

BEDROOM TWO

A double bedroom with window overlooking the garden.

BEDROOM THREE

Another double bedroom with window overlooking the garden.

BATHROOM

Partly tiled with white suite comprising bath with shower over, low level WC and hand wash basin. Wall mounted cabinets and heated towel rail. Window to the side.

Staircase rises to the

LARGE ATTIC ROOMS

A large versatile space with window to the rear and range of worksurfaces, laid to laminate flooring. Doorway through into a secondary attic room providing further extensive storage and being fully boarded with a sky light.

OUTSIDE

The property is approached over paved driveway providing ample parking for a several vehicles in front of a detached single garage with service door directly into the garage.

The gardens have been carefully curated to provide variety, colour and structure for all year round interest. The front garden is partly laid to decorative lawn with ornamental cherry trees and flanked by flower beds. The rear garden is of charming Mediterranean style with flower beds bursting full of seasonal flowering perennials onto graveled terraces and walkways. There are a number of seating areas throughout the grounds from which to enjoy the sun throughout the course of the day along with a terrace extending from the rear of the house under a Wisteria pergola.

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



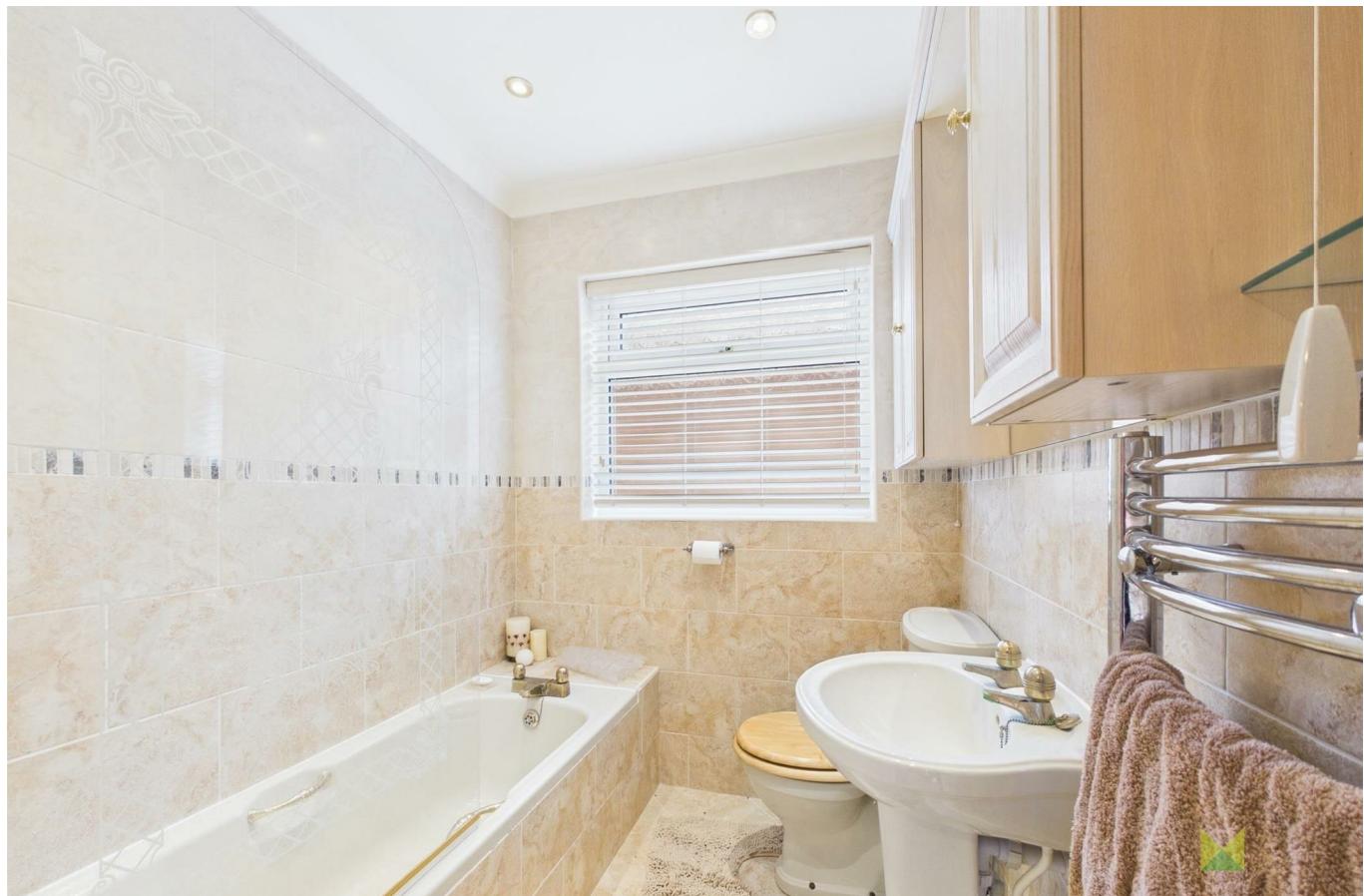


MONKS



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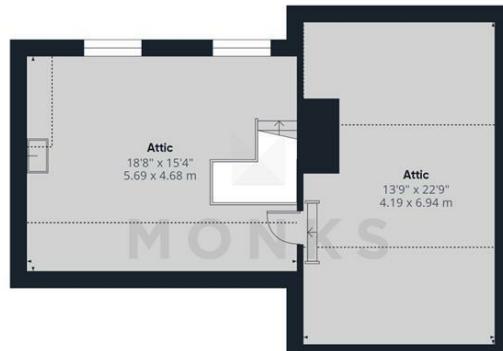


MONKS

Approximate total area⁽¹⁾

1684.76 ft²
156.52 m²

Reduced headroom
258.4 ft²
24.01 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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

Environmental Impact (CO₂) Rating

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

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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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- 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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