



# MONKS

## Ashleigh Church Road Lee Brockhurst Shrewsbury SY4 5QQ

3 bedroom Bungalow -  
Detached property  
Offers in the region of £450,000









\*\*\* TRULY DECEPTIVE DETACHED BUNGALOW - MUST BE VIEWED \*\*\*

An excellent opportunity to purchase this immaculately presented 3 double bedroom detached Bungalow which offers deceptively spacious accommodation which must be viewed to be fully appreciated - the perfect home for a growing family or those looking to downsize but still require space.

Occupying an enviable position in this popular North Shropshire village with lovely rural aspects and which has an active and social village hall, beautiful countryside walks and is a short drive from the nearby market Town of Wem. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, impressive Lounge with feature log burner and separate Dining Room, lovely fitted Breakfast Kitchen with integrated appliances, Utility Room, Principal Bedroom with en suite Shower Room, 2 further double Bedrooms and well appointed Shower Room.

The property has the benefit of central heating, double glazing, driveway with ample parking and scope for Garage and lovely enclosed Rear Garden with open aspect.

Viewing highly recommended.

Ashleigh Church Road  
Lee Brockhurst Shrewsbury  
SY4 5QQ







#### LOCATION

Occupying an enviable position in this popular North Shropshire village which has an active and social village hall, beautiful countryside walks and is a short drive from the nearby market Town of Wem. For commuters there is ease of access to the A5/M54 motorway network which provides great commuting through to the County Town of Shrewsbury, Telford, Whitchurch, Nantwich and the M6 beyond.

#### RECEPTION HALL

A lovely light and inviting Reception Hall having two windows overlooking the front with pleasant aspect, tiled area to the reception area and carpeting. Radiator.

#### LOUNGE

An impressive sized dual aspect room having two windows overlooking the front with pleasant open aspect and large glide and slide patio doors leading onto the rear garden. Feature cast iron log burner set onto hearth with lovely slate wall behind, media point, radiator.

#### STUDY AREA

with space for desk.

#### DINING ROOM

Another generous sized room - perfect for those who love to entertain - having two windows to the front with lovely open aspect and double opening French doors leading to the garden, radiator.

#### BREAKFAST KITCHEN

Attractively fitted with range of cream fronted shaker style units incorporating undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with granite work surfaces over and having integrated washing machine, dishwasher and fridge freezer with matching fascia panel. Recess housing range style cooker with extractor hood over and matching eye level wall units with concealed lighting beneath. Feature island with additional storage. wine cooler, pop up power supply and breakfast bar overhang seating area, tiled floor, radiator. Window and door to the garden.

#### UTILITY/BOOT ROOM

fitted with worksurface which has space beneath for appliances and tall fridge freezer, eye level wall units, tiled floor, door to the garden. Radiator.

#### PRINCIPAL BEDROOM

A generous double room with window to the front with lovely open aspect over fields and farmland and additional window to the side. Excellent range of fitted bedroom furniture including 3 double wardrobes and bedside storage, radiator.

#### EN SUITE SHOWER ROOM

with suite comprising large shower cubicle with direct mixer unit, wash hand basin set into vanity with storage beneath, WC. Tiled floor, heated towel rail, window to the side.

#### BEDROOM 2

Another double room with window to the rear, two double fitted wardrobes, radiator.

#### BEDROOM 3

Again a generous double with window to the rear, radiator.

#### SHOWER ROOM

A well appointed and recently re-fitted Shower Room comprising large shower cubicle with direct mixer shower, wash hand basin and WC. Complementary tiled walls and floor, recessed ceiling lights, heated towel rail and window to the side.

#### OUTSIDE

The property is approached over large gravelled driveway with parking for numerous cars with shaped flower beds and grass verge. There is potentially space for a Garage to the side, subject to necessary consent and currently there is a useful shed and large garden store.

The Rear Garden is laid mainly to lawn with gravelled seating areas and covered pergola area which is ideal for those who love to entertain and dine alfresco. The Garden offers an excellent level of privacy and screened with wooden fencing and mature hedging.

#### 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](https://monks.co.uk/buy/mortgage-calculator/) 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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**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.