22 Foxleigh Grove
Wem
SY4 5BS

MONKS

1 Bedroom Bungalow
Offers In The Region Of £150,000

The features

- EXCELLENT ONE BEDROOM BUNGALOW
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FITTED KITCHEN
- SIDE COURTYARD AREA AND FRONT GARDEN
- NO UPWARD CHAIN AND VIEWING RECOMMENDED
- ENVIABLE CUL DE SAC LOCATION
- GOOD SIZED LOUNGE/DINING ROOM
- DOUBLE BEDROOM AND BATHROOM
- DRIVEWAY WITH PARKING
- EPC RATING C

***** PERFECT FOR DOWNSIZING *****

An excellent opportunity to purchase this one bedroom bungalow in a quiet cul de sac location - ideal for those downsizing and wanting ease of maintenance.

Ideally placed for a range of amenities including shops, schools, doctors, recreational facilities and the Railway Station with great links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Lounge/Dining Room, Kitchen, double Bedroom and Bathroom.

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

Offered for sale with no upward chain.

Property details

ENTRANCE PORCH
With windows to front, tiled floor and entrance door opening to:

LOUNGE/DINING ROOM
With bay window overlooking the front, attractive fire surround with space for electric fire set onto raised hearth, radiator. Dining area with serving hatch from the kitchen.

KITCHEN
Fitted with range of units incorporating single drainer sink unit with tap set into base cupboard, further range of matching base units comprising cupboards and drawers with round edge work surfaces over, space for cooker and extractor hood over, further space for fridge freezer and space/plumbing for washing machine. Deep tiled splashbacks to work surfaces, matching range of eye level wall units, wall mounted gas central heating boiler, window to the front, radiator.

INNER HALL
With built-in storage cupboard and airing cupboard enclosing lagged hot water cylinder and slatted shelving, access to loft.

BEDROOM
With window to the side, built-in wardrobe, radiator.

BATHROOM
With suite comprising shower, pedestal wash hand basin and low flush WC. Extensive tiled surrounds, radiator.

OUTSIDE
To the front of the property there is a private driveway providing parking with adjoining front garden which is mainly lawn with specimen trees and shrub borders. There is a paved gated courtyard to the side which has been designed for low maintenance.

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 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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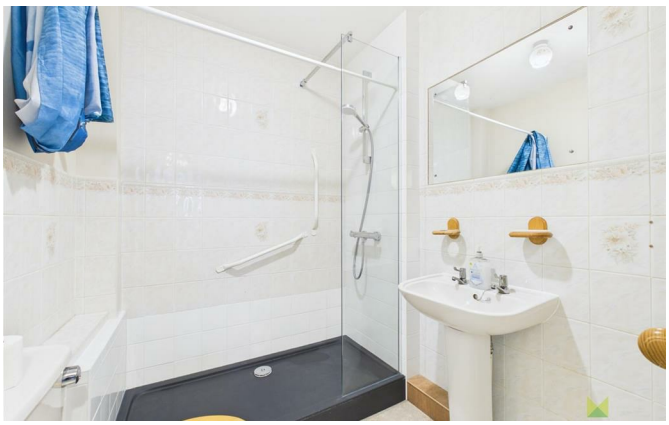

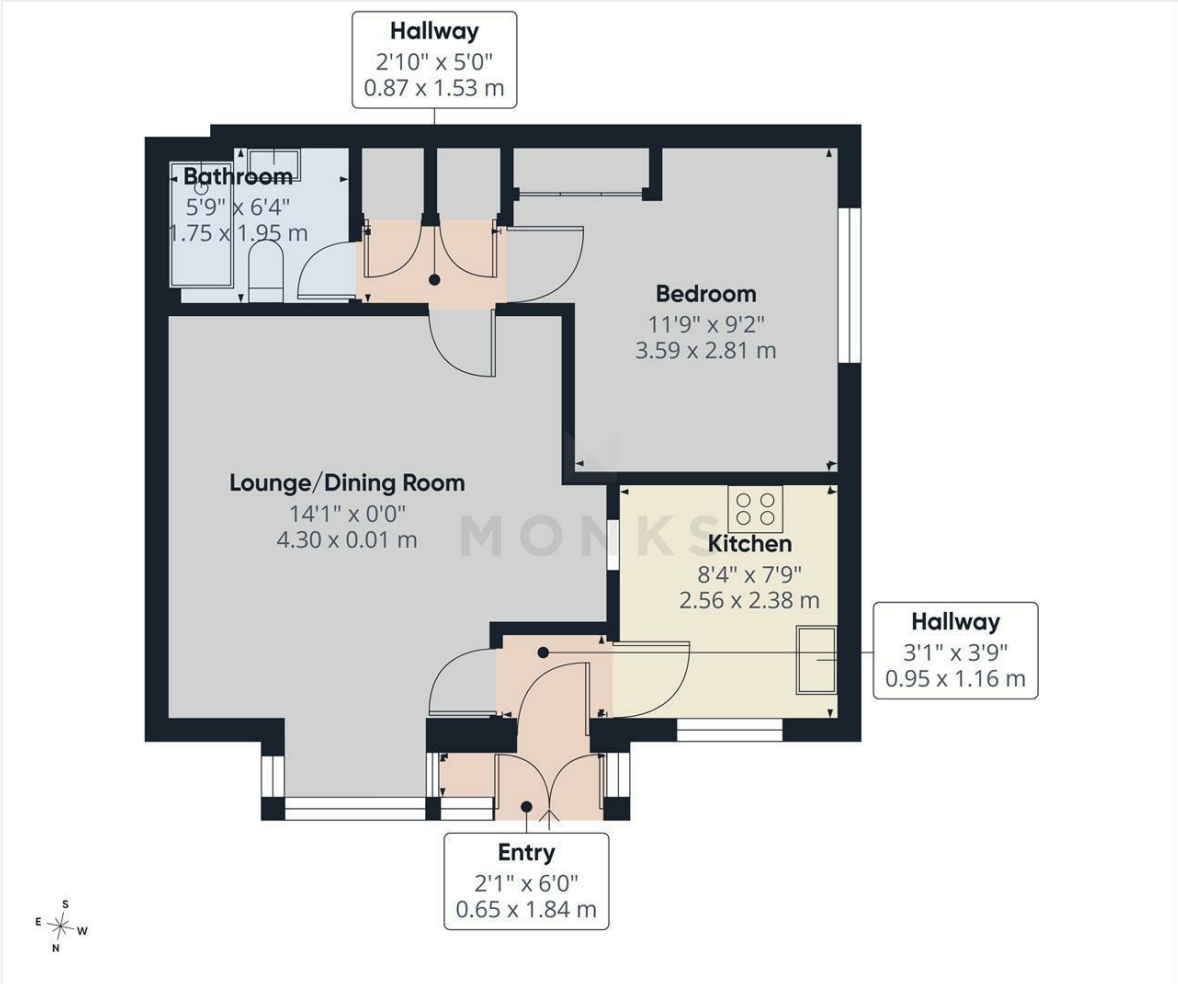

MONKS

Approximate total area(1)
480 ft²
44.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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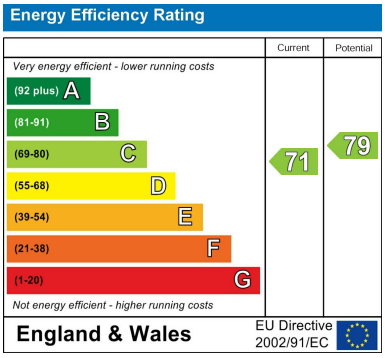

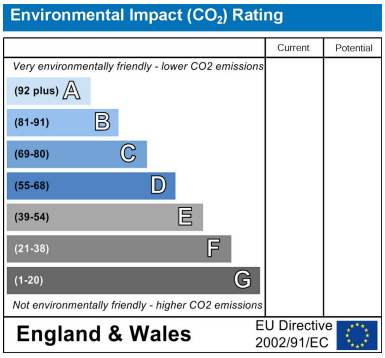

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.