51 Eckford Park
Wem Shrewsbury
SY4 5HL

MONKS

4 Bedroom Bungalow
Offers In The Region Of £285,000

The features

- GENEROUS 4 BEDROOM DETACHED DORMER BUNGALOW
- RECEPTION HALL, GOOD SIZED LOUNGE, DINING ROOM
- 2 GROUND FLOOR BEDROOMS AND SHOWER ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- ENVIABLE LOCATION CLOSE TO AMENITIES
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- KITCHEN WITH OVEN AND HOB
- 2 FIRST FLOOR BEDROOMS AND SHOWER ROOM
- GARDENS TO THE FRONT AND REAR
- EPC RATING C

***** GENEROUS 4 BEDROOM DETACHED HOME - NO UPWARD CHAIN *****

An excellent opportunity to purchase this deceptively spacious detached dormer bungalow offering versatile accommodation over 2 floors and being perfect for those looking to downsize with space.

Occupying an enviable position in this much sought after location, being a short stroll from the Town and its amenities including shops, supermarket, schools, doctors, recreational facilities and for commuters the Railway Station which has excellent links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, good sized Lounge, Dining Room, Kitchen, Ground Floor Bedroom, second ground floor Bedroom/Sitting Room, Shower Room, 2 first floor Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking and gardens to the front and rear.

Offered for sale with no upward chain.

Property details

LOCATION
Occupying an enviable position in this much sought after location, being a short stroll from the Town and its amenities including shops, supermarket, schools, doctors, recreational facilities and for commuters the Railway Station which has excellent links to Shrewsbury, Crewe and London.

RECEPTION HALL
Covered entrance with sealed unit double glazed door opening to Reception Hall, cloaks cupboard, radiator.

LOUNGE
A good sized room with window overlooking the front, brick fireplace housing living flame fire, media point radiator. Opening to

DINING ROOM
with window overlooking the front, radiator.

KITCHEN
Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, space for appliances. Tiled surrounds and matching range of eye level wall units, window to the side, radiator.

BEDROOM 1
A generous double room with window overlooking the rear garden, range of fitted bedroom furniture, radiator.

BEDROOM 2/SITTING ROOM
A great versatile room with sliding patio doors leading onto the garden, radiator.

SHOWER ROOM
with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

FIRST FLOOR LANDING
From the Reception Hall space saving paddle staircase leads to the First Floor Landing with velux roof light and off which lead

BEDROOM 3
An excellent sized room with two velux roof lights, range of fitted storage cupboards and good under eaves storage, radiator.

BEDROOM 4
Another double room with velux roof lights, under eaves storage, radiator.

SHOWER ROOM
with suite comprising shower cubicle, wash hand basin and WC. Radiator, velux roof light.

OUTSIDE
The property is approached over driveway with parking and leading to the Garage.

The Front Garden is laid to lawn with flower and shrub beds with side pedestrian access leading to the Rear Garden which has been laid for ease of maintenance to gravelled and paved areas with well stocked flower, shrub and herbaceous beds.

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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4 Bedroom Bungalow
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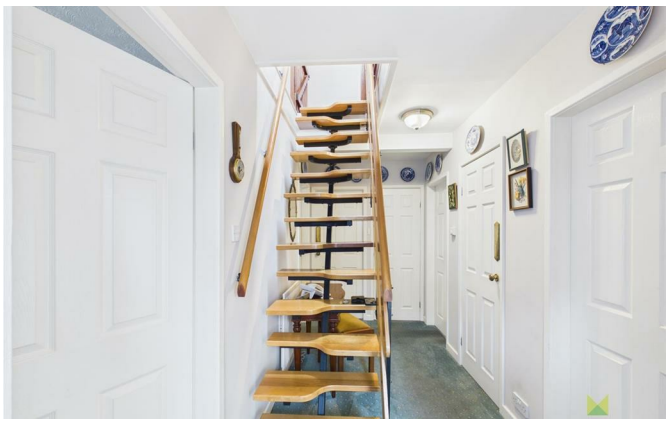

MONKS

Approximate total area(1)
1341 ft²
124.6 m²

Reduced headroom
137 ft²
12.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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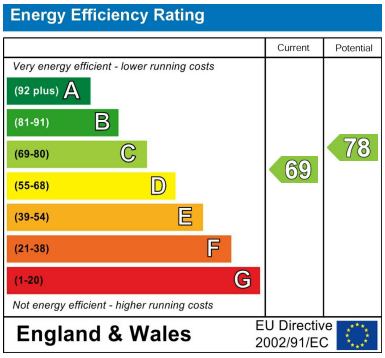

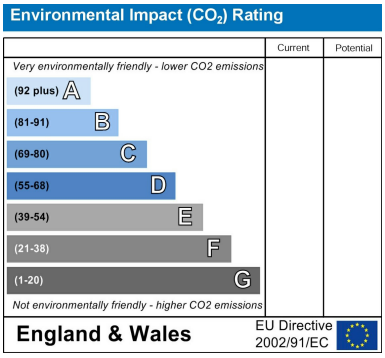

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We're available 7 days a week
HOME – four words that define who, and what we are:

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.