62 Kynaston Drive
Wem Shrewsbury
SY4 5DE

MONKS

3 Bedroom Bungalow - Detached
Offers In The Region Of £295,000

The features

- EXCELLENT SIZED 3 BEDROOM DETACHED BUNGALOW
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- GENEROUS SIZED LOUNGE/DINING ROOM
- 3 GOOD SIZED BEDROOMS, SHOWER ROOM AND A SECOND W/C
- LOVELY WELL STOCKED REAR GARDEN
- ENVIABLE POSTION CLOSE TO AMENITIES
- RECEPTION HALL WITH CLOAKROOM
- BREAKFAST KITCHEN
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- EPC RATING D

***** IMMACULATE 3 BEDROOM DETACHED BUNGALOW *****

An excellent opportunity to purchase this cherished 3 bedroomed detached Bungalow which is being offered to the market for the first time since new - offering spacious well planned out accommodation, ideal for those looking to downsize yet still require space.

Occupying an enviable position in this much sought after location, being a short stroll from amenities including Doctors, Shops and the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom and W/C, good sized Lounge/Dining Room, Kitchen/Breakfast Room, 3 generous Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, garage and lovely well stocked rear garden.

Viewing highly recommended.

Property details

LOCATION

RECEPTION HALL
Covered entrance with door opening to L shaped Reception Hall with access to roof space, Airing and Linen Cupboard, radiators.

CLOAKROOM
with WC and wash hand basin, fully tiled walls, window to the side, radiator.

LOUNGE/DINING ROOM
A very generous sized room, naturally well lit with large sliding patio doors leading on to the rear garden and sun terrace and further window to the side.. Brick fireplace housing ornamental fire, media point. Radiators.

KITCHEN/BREAKFAST ROOM
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 space for appliances, tiled surrounds and eye level wall units. Breakfast bar area with additional storage units, radiator, window overlooking the garden and door to

CONSERVATORY
with doors opening onto the garden.

BEDROOM 1
A generous double room with window overlooking the front, radiator.

BEDROOM 2
Another generous double room with window to the front, radiator.

BEDROOM 3
having window to the side, radiator.

SHOWER ROOM
with double width walk in shower with direct mixer unit, wash hand basin and WC. Complementary fully tiled walls, radiator, window to the side.

OUTSIDE
The property occupies an enviable position set back from the road and approached over long driveway providing parking for several cars and leading to the Garage (7"11 x 16"7) with up and over door, power and lighting and personal door to the rear.

The Front Garden is laid to lawn. Side pedestrian access leads around to the good sized Rear Garden which is laid to paved sun terrace and lawn with well stocked flower, shrub and herbaceous beds and enclosed with wooden fencing.

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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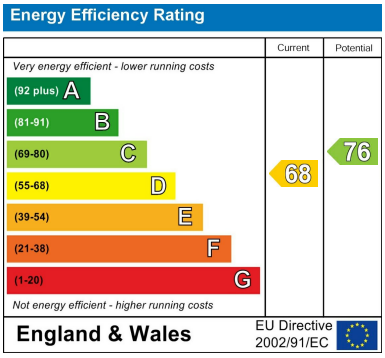

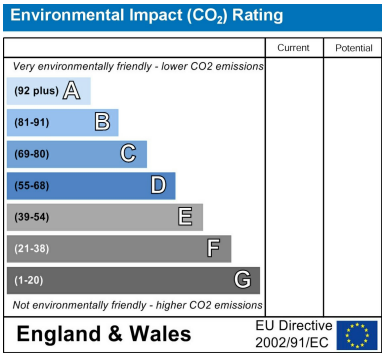

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We're available 7 days a week
HOME – four words that define who, and what we are:

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.