

# 16 Mytton Lane Shawbury Shrewsbury SY4 4JE



**2 Bedroom Bungalow - Detached**  
**Offers In The Region Of £299,995**

## The features

- DECEPTIVELY SPACIOUS DETACHED BUNGALOW
- EXCELLENT THROUGH LOUNGE AND DINING ROOM
- 2 DOUBLE BEDROOMS AND LARGE SHOWER ROOM
- LOVELY ESTABLISHED PRIVATE SOUTH FACING GARDEN
- EPC RATING D
- ENVIABLE VILLAGE LOCATION, CLOSE TO AMENITIES
- ATTRACTIVE RE-FITTED KITCHEN
- PARKING, GARAGE AND CARPORT
- VIEWING HIGHLY RECOMMENDED



**\*\*\* EXCELLENT 2 BEDROOM DETACHED BUNGALOW \*\*\***

An opportunity to purchase this deceptively spacious and immaculately presented and improved 2 double bedroom detached bungalow - perfect for those buyers looking to downsize yet still require space.

Occupying an enviable position on the edge of this popular self sufficient village on the Northern edge of Shrewsbury ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized through Lounge with L shaped Dining area off, Conservatory, re-fitted Kitchen with appliances, 2 generous double Bedrooms and large Shower Room.

The property has the added benefit of gas central heating, double glazing, driveway with parking, garage, carport and lovely established private rear garden.

Offered for sale with no upward chain, viewing is highly recommended.

## Property details

### LOCATION

Occupying an enviable position on the edge of this popular self sufficient village on the Northern edge of Shrewsbury ideally placed for commuters with ease of access to the A5/M54 motorway network.

### ENTRANCE

Having door opening to Reception with wooden floor covering, radiator.

### LOUNGE

A lovely light through room having window overlooking the front and sliding patio doors to Conservatory. Ornamental fire surround housing living flame gas fire, media points, fitted wall lights, radiator.

### DINING AREA

with wooden floor covering, radiator.

### CONSERVATORY

being of UPVC construction with a lovely aspect over the garden. Double opening French doors and further side door leading onto the sun terrace and gardens, power and lighting.

### KITCHEN/BREAKFAST ROOM

Attractively re-fitted with range of modern shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath, double eye level oven and grill with cupboards above and below and matching pantry with shelving. Range of eye level wall units, space for American style fridge freezer and breakfast table, radiator. Window and door to the garden.

### INNER HALL

off which lead

### BEDROOM 1

A generous double room having window overlooking the garden, range of fitted wardrobes with floor to ceiling mirror fronted doors, radiator.

### BEDROOM 2

Again a double room having window to the side, range of fitted wardrobes with mirror fronted sliding doors, radiator.

### SHOWER ROOM

A well appointed room which has been refitted with large shower cubicle with direct mixer unit with drench head, wash hand basin and WC set into concealed unit with storage, complementary tiled surrounds, heated towel rail, window to the front.

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage with power and lighting. To the side of the Garage are double opening gates which give

access through to a covered carport area with additional parking and ideal for motorhome/caravan storage.

The Front garden is laid to shaped lawn with well stocked flower and shrub beds. The Rear Garden is a particular feature, being South facing and offering a good level of privacy, again laid to shaped lawn with an abundance of flower, shrub and herbaceous beds, gravelled sun terrace to the side of the Conservatory and further brick paved area leading to Summerhouse and additional flower and shrub beds. Enclosed with wooden fencing and 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) 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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## Judy Bourne

Director at Monks  
judy@monks.co.uk

## Get in touch

Call. 01939 234368  
Email. info@monks.co.uk  
Click. www.monks.co.uk

## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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