

Tyn Y Derw Lower Road Harmer Hill Shrewsbury SY4 3ED



3 Bedroom Bungalow - Detached
Offers In The Region Of £450,000

The features

- IMPRESSIVE 3 BEDROOM DETACHED BUNGALOW
- ENVIABLE VILLAGE LOCATION
- LOUNGE WITH LOG BURNER, SUN LOUNGE, DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- VIEWING ESSENTIAL.
- STUNNING FAR REACHING VIEWS
- SET IN GOOD SIZED ESTABLISHED GARDENS
- GOOD SIZED KITCHEN, UTILITY AND CLOAKROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- EPC RATING TBC



***** FAR REACHING OPEN VIEWS - IMPRESSIVE BUNGALOW *****

An excellent opportunity to purchase this lovely 3 bedroom detached bungalow offering deceptively spacious accommodation perfect for those looking to retire down yet still require space.

Occupying an enviable position with lovely rural views in this popular village, ideally placed for commuters with ease of access to the Town Centre and the nearby Villages and Market Towns of Clive, Wem, Ellesmere and Whitchurch.

The accommodation briefly comprises Reception Hall, Lounge with feature log burner, Sun Lounge with far reaching views, Dining Room, generous Kitchen, Utility Room, Cloakroom, Principal Bedroom with en suite Shower Room, 2 further Bedrooms and Shower Room.

The property has the benefit of central heating, double glazing, driveway with parking, Garage and good sized established Gardens.

Viewing highly recommended.

Property details

LOCATION

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RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall, useful cloaks cupboard, access to roof space, radiator.

LOUNGE

Having windows to the front, feature log burner, media point and radiator. Opening through to

SUN ROOM

A lovely addition to the Lounge being of brick and sealed unit double glazed construction with all year round roof and providing wonderful aspect over open fields beyond with far reaching views. Power, lighting and heating.

DINING ROOM

having large glide and slide doors opening onto the rear garden and sun terrace, wooden floor covering, radiator.

KITCHEN

Attractively fitted with range of units incorporating single drainer sink with mixer taps set into drawer pack, space and plumbing for dishwasher and space for fridge., further range of matching base units comprising cupboards and drawers with work surfaces over and having recess housing hob unit with extractor hood over and pan and cutlery drawers beneath, eye level oven and grill with microwave storage and cupboards above and below, tiled surrounds and matching eye level wall units. Window overlooking the side, tiled floor, radiator.

UTILITY ROOM

with range of storage units and space for washing machine and tumble dryer, door to the garden.

CLOAKROOM

with WC, window to the side, wall mounted central heating boiler.

PRINCIPAL BEDROOM

A large double room having window to the front with lovely aspect over open farmland and far reaching views, radiator.

EN SUITE SHOWER ROOM

with shower cubicle, wash hand basin set into vanity with storage and WC. Window to the side.

BEDROOM 2

Another double room with window overlooking the rear and garden, radiator.

BEDROOM 3

with window to the side, radiator.

SHOWER/WET ROOM

with suite comprising large walk in shower with glazed screen, wash hand basin, bidet and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property occupies an enviable position with lovely open views and approached through gate over driveway with parking for several cars and leading to the Garage.

The Front Garden is laid to lawn with an abundance of well stocked flower, shrub and herbaceous beds, paved seating area from where there are the most wonderful aspects over adjoining farmland with far reaching views to the Shropshire Hills.

The Rear Garden is of an excellent size and offers a great level of privacy, having large paved sun terrace adjacent to the Dining and Kitchen, which is perfect for those who love to entertain outdoors. Steps lead up to the good sized lawn which is well stocked with flower, shrub and herbaceous beds and screened with hedging and 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 E - 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

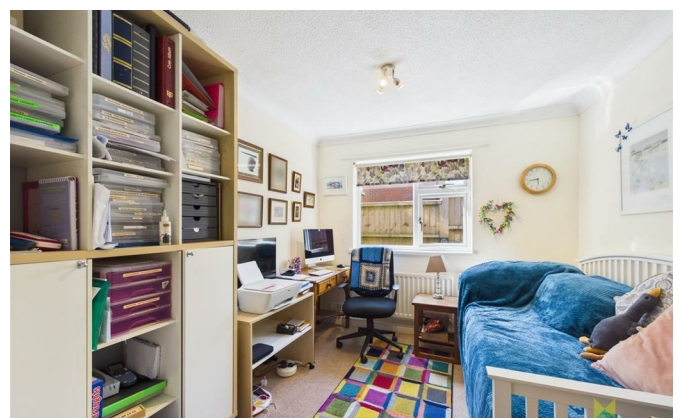
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

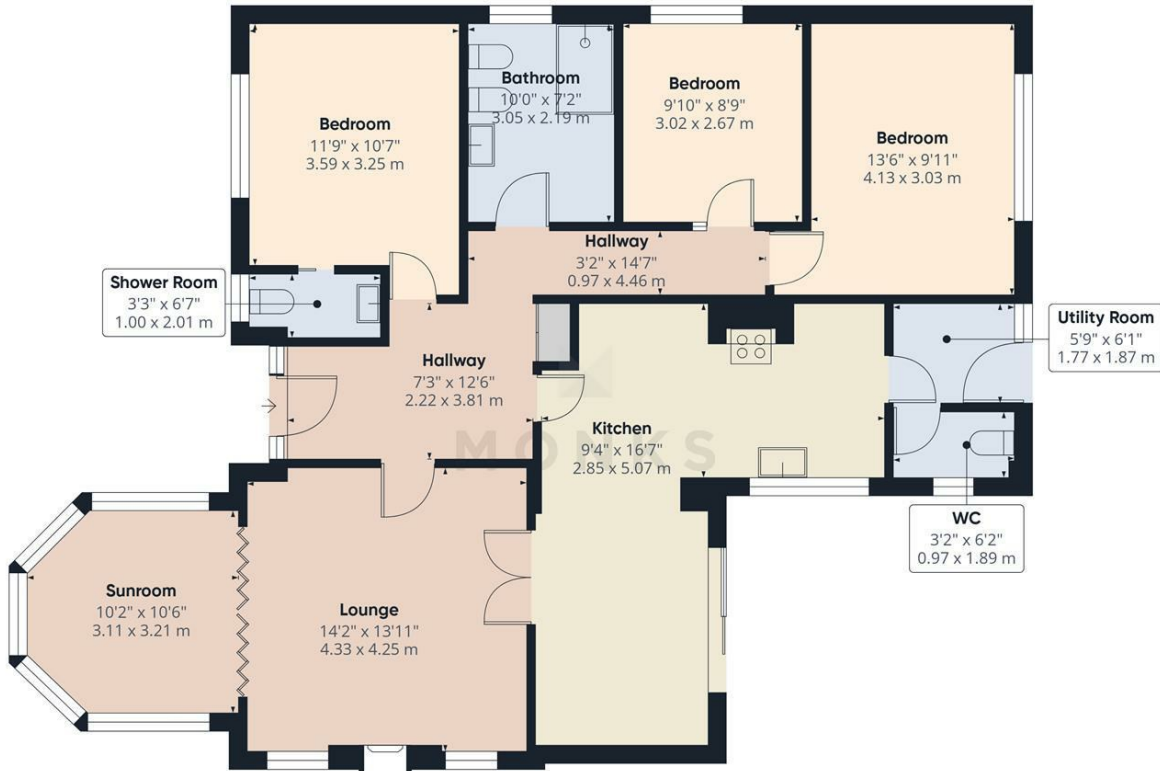




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Approximate total area^m
1213 ft²
112.8 m²

(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.

GIRAFFE360



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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) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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