



MONKS

4 Drawwell Lane
Wem Shrewsbury
SY4 5ET

2 bedroom Bungalow -
Detached property
Offers in the region of £220,000







*** SCOPE FOR MODERNISATION WITH NO UPWARD CHAIN ***

An opportunity to purchase this well-proportioned two bedroom detached Bungalow offered for sale with no upward chain and ideal for those looking to downsize.

Set in this much sought after location ideally placed for amenities and a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Kitchen,, Living/Dining Room overlooking Garden, Two Bedrooms and a Shower Room.

The property has gas central heating and double glazing, driveway with parking and delightfully private enclosed garden.

Viewing highly recommended.

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LOCATION

The property occupies an enviable position in the heart of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There is a regular bus service to nearby Shrewsbury.

RECEPTION HALL

uPVC front door opens into central hallway off radiate the reception and bedrooms. Telephone point and radiator

LOUNGE

having windows overlooking the front and side, electric fire, TV point and radiator.

KITCHEN/DINING ROOM

Dining Area with window overlooking the side gardens. Kitchen fitted with range of wooden fronted units incorporating single drainer sink unit set into base cupboard. Further range of matching base units comprising cupboards and drawers with round edge work surfaces over and having space for fridge and cooker. Coved ceiling, door leading to

SUN ROOM

with doors and window leading to the garden.

BEDROOM 1

having window to the front, fitted bedroom furniture and wash hand basin set into vanity unit. Airing Cupboard, radiator.

BEDROOM 2

with window to the rear overlooking the garden, radiator.

SHOWER ROOM

with suite comprising fully tiled shower cubicle, wash hand basin set into vanity unit, low flush wc suite. Complimentary fully tiled walls, heated towel rail/radiator, window to the side.

OUTSIDE

The property is set well back from the road and approached over driveway with parking for several cars. The established gardens are well stocked with an abundance of flower, shrub and herbaceous beds being well screened with mature hedging and specimen trees and shaped lawn

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 C - 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/>

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

LEGAL SERVICES

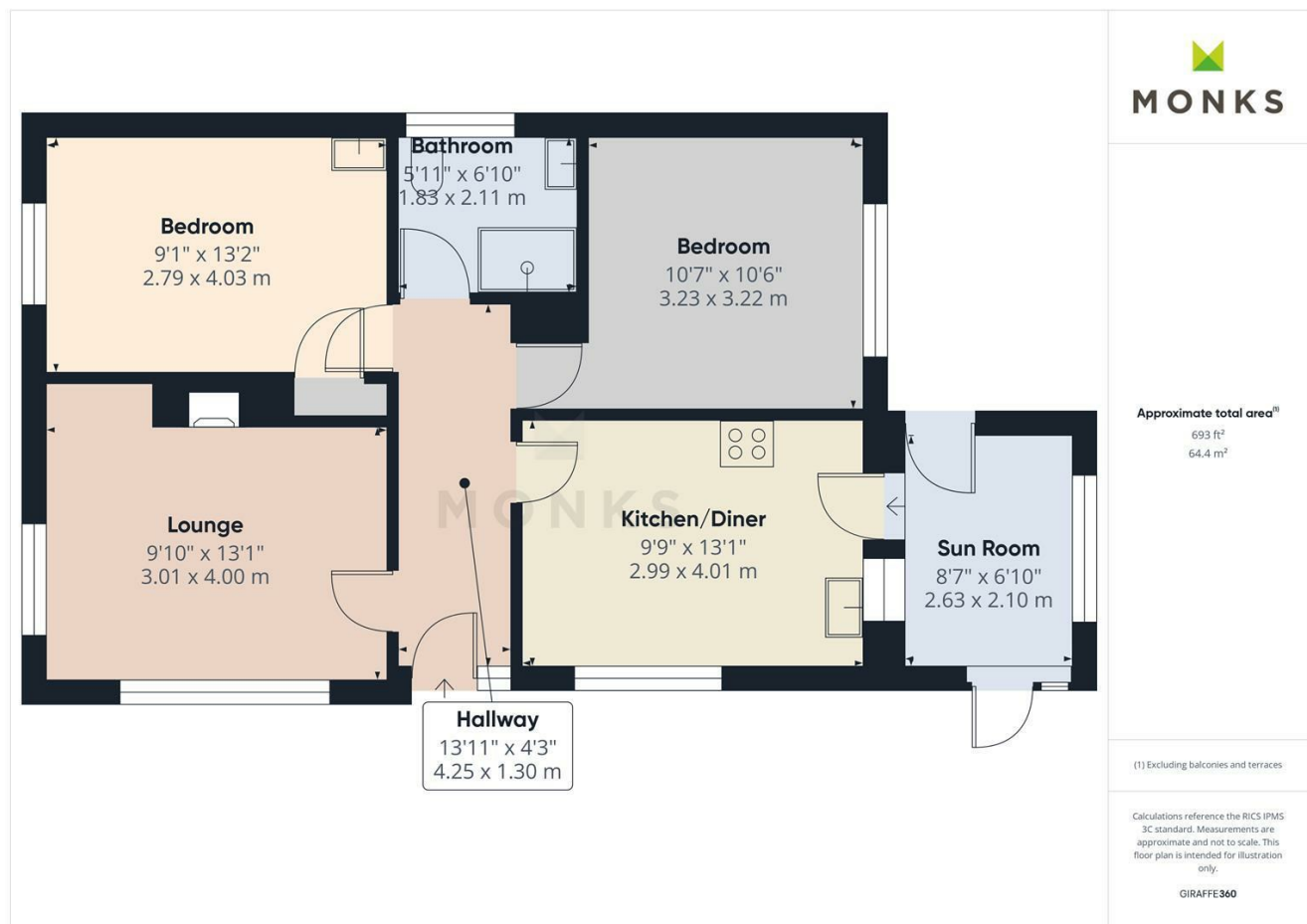
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

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,



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

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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		
	62	73
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		

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.