

46 Adams Ridge Shrewsbury SY3 7TZ



2 Bedroom Bungalow
Offers In The Region Of £249,500

The features

- IMMACULATELY PRESENTED 2 BEDROOM BUNGALOW - READY TO MOVE INTO
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- ATTRACTIVE KITCHEN WITH OVEN AND HOB
- LARGE CONSERVATORY
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION CLOSE TO THE TOWN AND AMENITIES
- GOOD SIZED LOUNGE
- 2 GENEROUS BEDROOMS AND RE-FITTED SHOWER ROOM
- PRIVATE ENCLOSED REAR GARDEN & PARKING SPACE
- EPC RATING D



***** IMPRESSIVE 2 BEDROOM BUNGALOW - CUL DE SAC LOCATION *****

An excellent opportunity to purchase this immaculately presented, newly decorated and carpeted 2 bedroom bungalow - perfect for those looking to downsize.

Occupying an enviable cul de sac location in this much sought after location being close to a range of amenities including supermarkets and a short stroll to Shrewsbury town centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance vestibule, good sized Lounge/Dining Room, attractive fitted Kitchen with range of appliances, large Conservatory, 2 generous Bedrooms and well appointed re-fitted Shower Room.

The property has the benefit of gas central heating, double glazing, parking and enclosed rear garden which offers a good level of privacy.

Viewing highly recommended.

Property details

LOCATION

Situated in the sought after Adams Ridge development and occupying a pleasant end of terrace position, this two bedroom bungalow offers well presented and low maintenance living in a quiet cul-de-sac location, just a short distance from Shrewsbury Town Centre and an excellent range of local amenities.

The bungalow has been tastefully decorated throughout and is ready to move into. Offering flexible accommodation for downsizers, retirees or first time buyers.

The property stands setback from the roadside behind a lawned foregarden with central footpath approach and chipping stone borders.

ENTRANCE

Door leads to vestibule entrance

LOUNGE/DINING ROOM

Bright and airy with wall mounted fire and window overlooking the front garden providing a comfortable space to relax and entertain.

KITCHEN

Containing a range of base units and wall cupboards in a white finish with contrasting working surfaces. Built in oven, four plate gas hob and extractor hood. Integrated fridge freezer and washing machine. Tiled surround to the working surfaces and door to

LARGE CONSERVATORY

Providing an excellent additional reception area, enjoying views over the garden and offering a versatile space that can be used as a dining room, garden room or home office.

BEDROOM 1

Finished in a neutral décor with window to rear.

BEDROOM 2

Window to front and finished in a neutral décor.

SHOWER ROOM

Providing a modern suite in a white finish in full height tiling comprising combined WC and vanity wash hand basin, shower cubicle with mains shower, ceiling spot lights and bathroom mirror with lighting.

OUTSIDE

Low maintenance private rear garden with paved and chipping stone patio area and side lawn, ideal for enjoying the summer months and outdoor entertaining.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

NOTE

An employee of Monks Estate and Letting Agents has a financial interest in this property.

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 B - 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

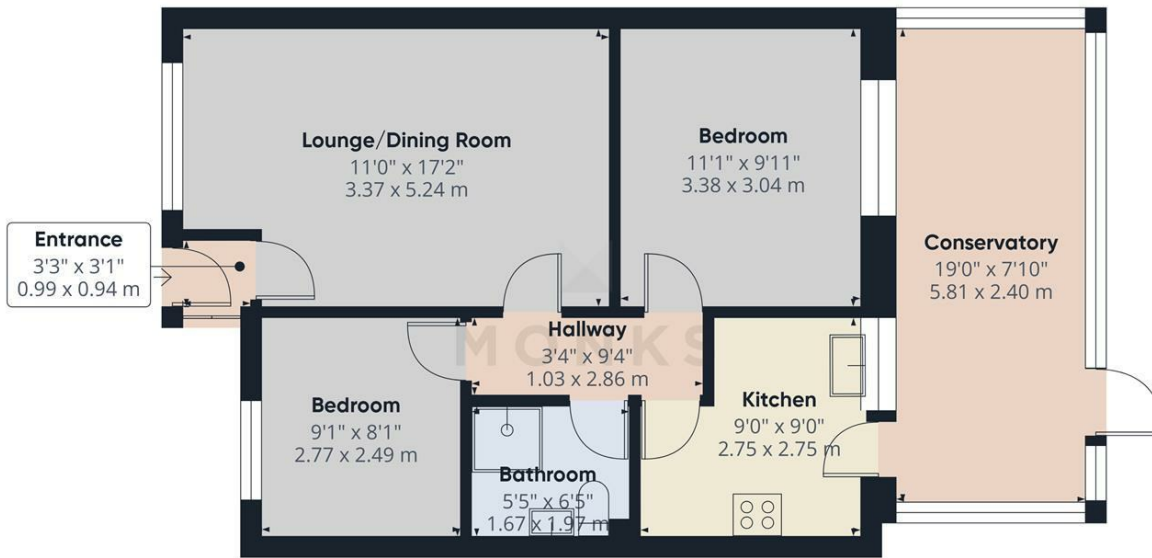
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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2 Bedroom Bungalow

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Approximate total area⁽¹⁾
667 ft²
62 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	

68

76

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.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.