

Evenwood Forton Bank Montford Bridge Shrewsbury SY4 1ER



3 Bedroom Bungalow - Detached
Offers In The Region Of £395,000

The features

- EXCELLENT DETACHED BUNGALOW
- RECEPTION HALL, LOUNGE WITH LOVELY OPEN FIREPLACE
- BREAKFAST KITCHEN
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE VILLAGE LOCATION CLOSE TO THE TOWN
- BEDROOM 3/DINING ROOM, LARGE CONSERVATORY
- 2 FURTHER DOUBLE BEDROOMS AND SHOWER ROOM
- DELIGHTFUL WELL STOCKED PRIVATE GARDEN
- EPC RATING TBC



*** GENEROUS DETACHED BUNGALOW IN LOVELY PRIVATE GARDEN ***

An excellent opportunity to purchase this well presented, 2/3 bedroom detached bungalow which offers deceptively spacious accommodation and is set in lovely gardens - perfect for those buyers looking to downsize with space.

Property details

LOCATION

The property occupies an enviable position in the heart of this small village on the Western edge of the Town and being ideal for commuting with ease of access to the A5/M54 motorway network.

The Town Centre an all of its amenities are a short drive away along with nearby local amenities at Bicton with primary school, supermarket, doctors etc and is close to the Royal Shrewsbury Hospital.

ENTRANCE PORCH

Being of sealed unit double glazed construction and further door opening to

RECEPTION HALL

A generous sized entrance hall with useful Cloaks and Airing Cupboards, radiator. Access to roof space.

LOUNGE

A good sized room with windows to two elevations with a lovely aspect over the garden. Attractive period style fireplace with open grate and wooden surround, media point, radiator.

KITCHEN/BREAKFAST ROOM

fitted with range of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, inset 4 ring hob with oven and grill beneath, tiled surrounds and eye level wall units. Useful pantry cupboard, ample space for breakfast table, window overlooking the rear garden and door to the side, radiator.

DINING ROOM/BEDROOM 3

A versatile room with radiator and double opening French doors to

CONSERVATORY

Another good sized room with double opening French doors to the side and providing a lovely aspect over the garden.

BEDROOM 1

An excellent sized room with window to the front with pleasant aspect over the garden, radiator.

BEDROOM 2

Another generous sized room with window overlooking the garden, radiator.

SHOWER ROOM

with suite comprising large shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is set well back from the road being approached over driveway which provides parking for several vehicles and leads to the covered carport and Garage.

The Front Garden has been laid for ease of maintenance to large gravelled frontage which is stocked with shrub and herbaceous beds and enclosed with mature hedging. Side pedestrian access to the lovely Rear Garden which is laid to lawn with well stocked flower, shrub and herbaceous beds along with inset specimen trees. Lovely covered pergola seating area, summer house and garden storage shed. The Garden offers a great level of privacy being well screened with hedging.

The Garage is fitted with a range of storage units with power, lighting and water and would make a great workshop/home office.

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

Get in touch

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We're available 7 days a week

Four words that define who, and what we are:
HOME – Honest, Original, Motivated, Empathetic

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.

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 (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		
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