Oak Lodge
Weston Lullingfields Shrewsbury
SY4 2AA

MONKS

3 Bedroom Bungalow - Detached
Offers In The Region Of £390,000

The features

- EXCELLENT SIZED 3 BEDROOM DETACHED BUNGALOW
- RECEPTION HALL WITH CLOAKROOM, LOUNGE AND DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING, GARAGE
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE VILLAGE LOCATION
- BREAKFAST KITCHEN AND UTILITY ROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- ESTABLISHED REAR GARDEN BORDERED BY FIELDS
- ENERGY RATING - E

***** ENVIABLE VILLAGE LOCATION - OPEN FIELDS TO REAR *****

An excellent opportunity to purchase this deceptively spacious, 3 bedroom detached bungalow with scope for improvement - offered for sale with no upward chain and being perfect for those looking to downsize with space or a growing family.

Occupying an enviable position in this sought after location, ideally placed for commuters with ease of access to the A5/M54 motorway network. Surrounded by open countryside and being a short drive from the self sufficient village of Baschurch which boasts a host of amenities including shops, schools, doctors, restaurants, post office and regular bus service to the Town Centre.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Dining Room, Breakfast Kitchen, Utility Room, Principal Bedroom with en suite Shower Room, 2 further Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking, garage and good sized established rear garden.

Viewing recommended.

Property details

LOCATION
Weston Lullingfields is a delightful small village located in North Shropshire being ideally placed for access to Shrewsbury, Wem, Ellesmere and Oswestry. Surrounded by open countryside and being a short drive from the nearby busy self sufficient village of Baschurch which boasts a primary and secondary school, supermarket, post office, doctors with pharmacy, restaurants/public houses and independent takeaways. There is also ease of access to the A5/M54 motorway network.

RECEPTION HALL
Covered entrance with sealed unit double glazed door with side screen to Reception Hall with useful cloaks and storage cupboards, Access to spacious loft via ladder, radiator.

CLOAKROOM
with WC and wash hand basin, window to the side, radiator.

LOUNGE
A generous sized room with window to the side and sliding patio doors opening onto the rear garden. Stone fireplace with marble hearth and display insets, radiator, media point. Double opening French doors to

DINING ROOM
with bow window to the front elevation, radiator.

KITCHEN
Fitted with range of wooden fronted units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over, eye level double oven and grill with cupboards above and below, built in fridge. Tiled surrounds and complementary wall units and breakfast bar area, two windows providing open aspect over the gardens.

UTILITY ROOM
with single drainer sink set into base cupboard with work surface extending to the side with space beneath for appliances, radiator, window to front elevation and door to the gardens and garage.

PRINCIPAL BEDROOM
with window to the front, radiator. Built in wardrobes.

EN SUITE
with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

BEDROOM 2
With window to the front, radiator.

BEDROOM 3
with window to the side elevation, radiator.

BATHROOM
with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE
The property occupies an enviable position being set back from the road approached over brick paved private driveway with shaped gravelled areas and providing parking and hardstanding and leading to the Garage. Side pedestrian access leads around to the Rear Garden which is beautifully established with shaped lawn and well stocked flower, shrub and herbaceous beds and inset specimen trees, large paved sun terrace and gravelled seating areas, enclosed with wooden fencing and bordered to the rear by fields.

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. Oil fired boiler for heating and hot water.

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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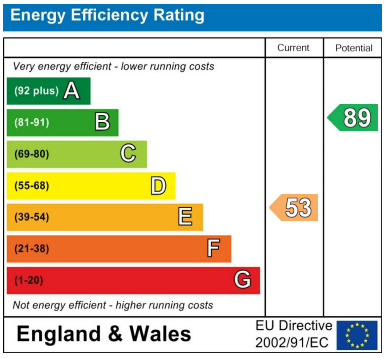

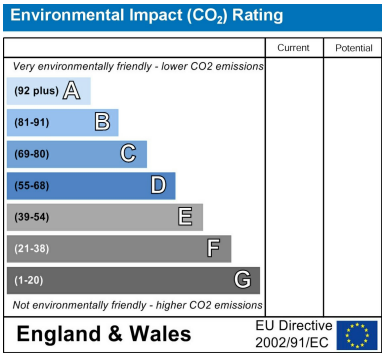

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.