Plot 3 Llanhaven Close
Roden Telford
TF6 6BH

MONKS

2 Bedroom Bungalow - Detached
£332,500

The features

- FINAL BUNGALOW REMAINING.
- IDEALLY PLACED FOR COMMUTERS BETWEEN SHREWSBURY AND TELFORD
- HIGH ENERGY INSULATION - UNDER FLOOR HEATING - SOLAR PANELS
- PRINCIPAL BEDROOM WITH EN SUITE AND LARGE SECOND BEDROOM/SITTING ROOM
- GOOD SIZED GARDEN AND AMPLE PARKING. VIEWING ESSENTIAL.
- ENVIABLE CUL DE SAC LOCATION IN POPULAR VILLAGE
- FINISHED TO A HIGH STANDARD OF SPECIFICATION
- BEAUTIFULLY FITTED OPEN PLAN LIVING/DINING/KITCHEN
- BATHROOM WITH SHOWER
- EPC A

***** IMPRESSIVE 2 DOUBLE BEDROOM DETACHED BUNGALOW *****

***** EPC A RATING *****

Opportunity to purchase this final brand new bungalow – please note the images shown are of the former show home and for illustration purposes only – recently constructed for the over 55's.

Occupying an enviable position in a good sized plot at the front of this select courtyard development of just 4 bungalows in the heart of this popular village, ideal for commuters with ease of access to Shrewsbury, Telford and the A5/M54 motorway network.

The properties have been designed with a focus on energy efficiency with solar panels, under floor heating and double glazing. The Kitchen is fitted with a range of contemporary units with integrated appliances along with sleek Bath and Shower Room finished with tiling from the stunning Porcelenosa range.

The accommodation briefly comprises Reception Hall, Utility Store, impressive open plan Living/Dining/Kitchen with bi-folds opening onto large sun terrace, Principal Bedroom with en suite Shower Room, generous 2nd Bedroom/Sitting Room and Bathroom.

Property details

LOCATION

The property is located in the heart of the Village of Roden which lies approximately 7 miles North East of the County Town of Shrewsbury and just under 10 miles from Telford, ideal for commuters looking for ease of access to the A5/M54 motorway network.

There are excellent facilities located a short drive away at Battlefield which includes major supermarkets, stores, restaurants and churches and local facilities in the neighbouring village of High Ercall which boasts a general store/post office, primary school, active village hall and tennis court

RECEPTION HALL

Composite door with outside lighting opens to spacious Reception Hall with tiled flooring.

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

A lovely light through room, perfect for those who love to entertain. The Lounge/Dining area has feature bi-fold doors opening onto the rear garden, media point. The Kitchen is beautifully fitted with range of contemporary shaker style units incorporating fully integrated appliances. Tiled flooring throughout.

UTILITY STORE

A large walk in store with space and plumbing for washing machine and which houses the manifold for the under floor heating.

PRINCIPAL BEDROOM

A very generous sized room with window overlooking the rear garden, media point.

EN SUITE SHOWER ROOM

with large walk in shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiling from the impressive Porcelenosa range, heated towel rail.

BEDROOM 2/SITTING ROOM

A great multi purpose room, again being of a very generous size and having window to the front, media point.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin set into vanity with back lit mirror over, WC. Complementary tiled surrounds, heated towel rail.

OUTSIDE

The property is approached over block paved driveway with parking. Set in a good sized plot with gardens to the front and rear laid to lawn. Lovely paved sun terrace featuring non slip Porcelenosa outdoor tiling. Enclosed with wooden fencing.

GENERAL INFORMATION

TENURE
We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries. Please note there is a clause in the Section 106 that the occupation of the bungalow is for over 55's.

SERVICES
Mains electric

COUNCIL TAX BANDING
As this is a new build property the Council has not yet set the banding.

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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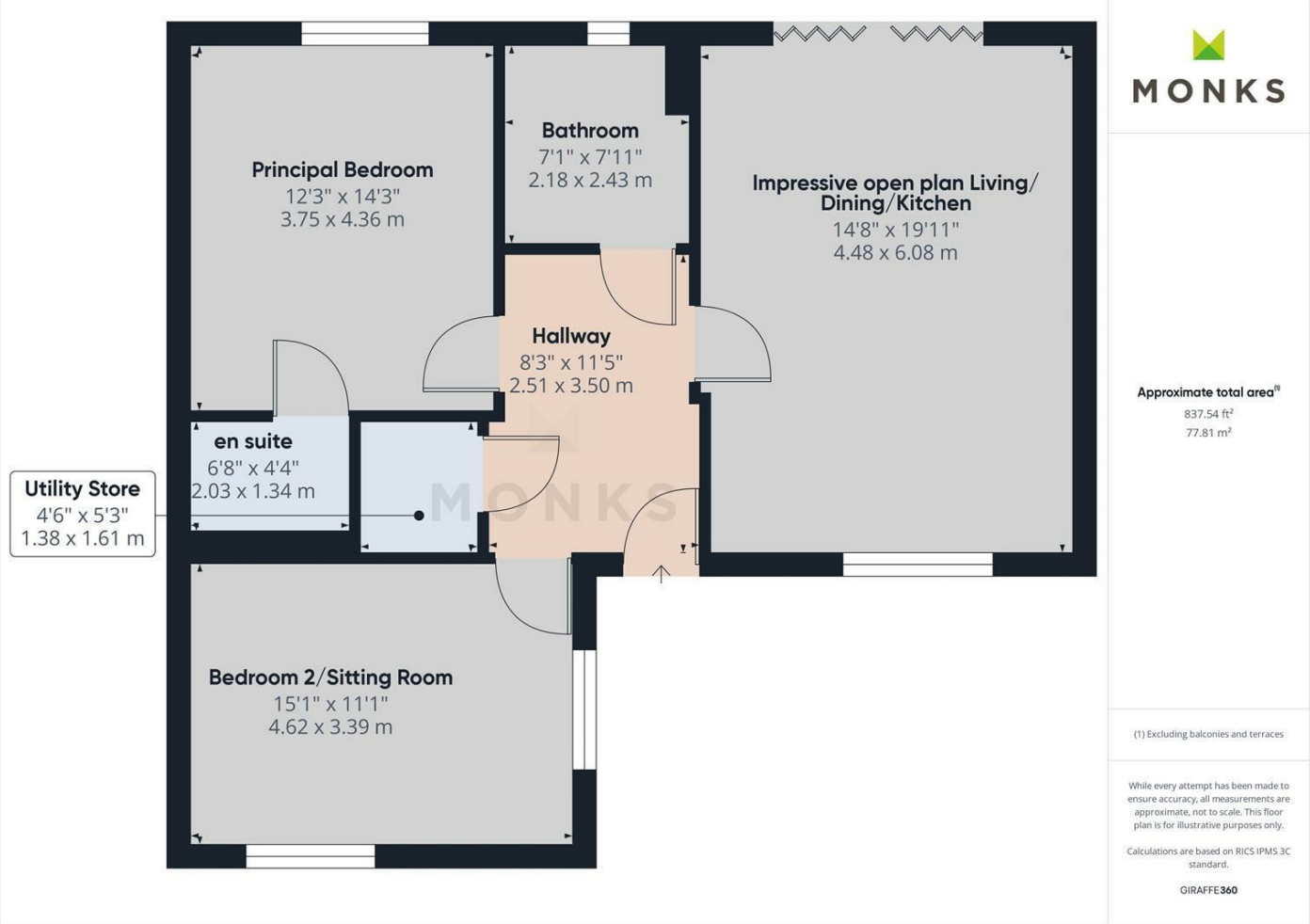

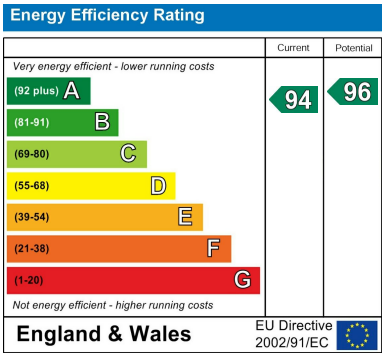

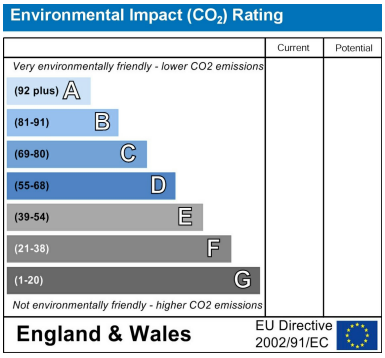

Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
Click. www.monks.co.uk

Shrewsbury office
10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

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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.

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