

# 1 Country View Alderton Montford Bridge Shrewsbury SY4 1AP



2 Bedroom Bungalow - Semi Detached  
Guide Price £345,000

## The features

- SEMI-RURAL LOCATION
- LATERAL LIVING BARN CONVERSION
- RECENTLY RE-FITTED KITCHEN AND BATHROOM
- Paddock, Stables and Outbuildings
- EPC Rating D
- RECENTLY REFURBISHED
- TWO BEDROOMS, ONE BATHROOM
- UNDERFLOOR HEATING AND LPG BOILER REPLACED IN OCTOBER 2024
- IN ALL 1.28 ACRE
- NO UPWARD CHAIN



**\*\*\*\* WITH STABLES, TWO STORES, Paddock AND GENEROUS GARDENS \*\*\*\***

**Offered for sale with no upward chain, a well presented two bedroom bungalow situated in a rural location with large gardens, paddock, stables, two stores and ample parking.**

**The accommodation which must be viewed to be fully appreciated comprises of; Entrance Hall, Open Plan Lounge Kitchen Diner, Two Bedrooms and Bathroom.**

**The property has the benefit of double glazing and LPG under floor heating.**

### **Property details**

#### **LOCATION**

The property occupies a truly enviable semi rural location set amid some of Shropshire's finest countryside with lovely walks and bridle paths on the door step. There is ease of access for commuters to the A5/M54 motorway network and good facilities in the nearby popular village of Nesscliffe including supermarket/filling station, restaurant/public house, school and church. The property is ideally placed for access to both the County Town of Shrewsbury and the busy market Town of Oswestry where you will find a host of facilities.

#### **ENTRANCE HALL**

Laid with newly installed wood effect flooring that extends throughout the property.

#### **OPEN PLAN KITCHEN/LIVING/DINING ROOM**

A comfortable open plan space ideal for both everyday living and entertaining. The kitchen has been recently fitted with a range of timeless shaker style base, wall and drawer units with space for appliances including fridge freezer and dishwasher, built in oven with hob and extractor over, 1 1/2 drainer sink unit with mixer taps. There is space within the living and dining areas for freestanding furniture with window to the side.

#### **PRINCIPAL BEDROOM**

With windows to front and rear providing dual aspect.

#### **BEDROOM**

With built in wardrobe housing boiler, window to rear. wooden style flooring.

#### **BATHROOM**

Recently re-fitted and fully tiled with a contemporary suite incorporating large shower cubicle, low flush WC and wash hand basin set into vanity unit. Heated towel rail and window to the front.

#### **OUTSIDE**

Secure gated access leads to the driveway which provides ample space for several vehicles. The gardens are well presented with extensive lawn space. There is a STORE which has space and plumbing for washing machine and tumble dryer, along with dog shower area, stairs lead to first floor which currently provides space for storage but offers potential subject to planning for further home office/ gym. To the rear pedestrian access leads to FURTHER STORE which could be used subject to planning permission as an annex. The other outbuildings comprises of twin stables, which benefit from lighting and water. The paddock is fully enclosed, this offers the perfect space for those looking to keep livestock such as a pony,

chickens, goats or alpacas. The property is set with a private aspect and not directly overlooked. The grounds and land in all stand at around 1.28 acre.

#### **GENERAL TENURE**

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

#### **SERVICES**

We are advised that main electric and water supply services are connected.

#### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

#### **FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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**

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## Get in touch

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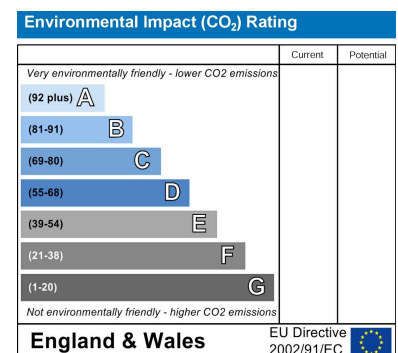
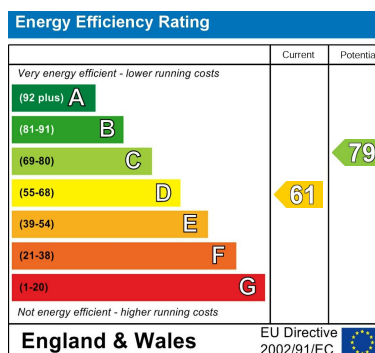
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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