

14 Churchill Road Shrewsbury SY3 8ZA



2 Bedroom Bungalow
Offers In The Region Of £338,000

The features

- BEAUTIFULLY PRESENTED AND MUCH IMPROVED
- 2/3 BEDROOM DETACHED BUNGALOW
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN, STUDY/BEDROOM 3
- 2 DOUBLE BEDROOMS AND RE-FITTED SHOWER ROOM
- VIEWING ESSENTIAL
- ENVIABLE LOCATION WITH OPEN ASPECT TO THE REAR
- CLOSE TO THE ROYAL SHREWSBURY HOSPITAL AND AMENITIES
- LOVELY RE-FITTED KITCHEN WITH OVEN AND HOB, CONSERVATORY
- DRIVEWAY, GARAGE AND GARDENS WITH OPEN OUTLOOK
- EPC RATING D



***** MUCH IMPROVED 2/3 BEDROOM BUNGALOW WITH OPEN ASPECT *****

An excellent opportunity to purchase this 2/3 bedroom bungalow which has undergone modernisation and improvement and is perfect for those looking to downsize.

Occupying an enviable position in this much sought after location with excellent amenities on hand including shops, supermarket, doctors and is a short stroll from the Royal Shrewsbury Hospital and ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Study/Bedroom 3, impressive open plan Living/Dining/Kitchen, re-fitted Kitchen with oven and hob, Conservatory, 2 double Bedrooms and re-fitted Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, garage and good sized rear garden bordered by a brook and with lovely open aspect over protected land.

Viewing essential

Property details

LOCATION

The property occupies an enviable position on the edge of the Town, ideally placed for the Royal Shrewsbury Hospital and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, supermarket, schools, doctors, restaurants and public houses and regular bus service to the Town Centre.

ENTRANCE PORCH

Sealed unit double glazed door opens to

STUDY/BEDROOM/DINING ROOM

A great multi purpose room which could with the addition of a stud wall provide a third bedroom. Having window to the side, radiator.

IMPRESSIVE L-SHAPED LIVING/DINING/KITCHEN

Have been re-designed to provide a fabulous open space. The Lounge/Dining Room is lit with windows to the side and rear and sliding patio doors opening into the Conservatory. Feature wooden fire surround with slate hearth housing cast iron log burner, media point, radiator. Breakfast bar with over hang seating for two leading to the Kitchen which has been beautifully fitted with range of grey fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances. Inset 4 ring hob with oven and grill beneath, larder unit with drawers beneath, attractive tiled surrounds and eye level wall units over. Wooden effect tile flooring, radiator, window and door to the side.

INNER HALL

with access to roof space. Airing Cupboard.

BEDROOM 1

with window to the front, radiator.

BEDROOM 2

with window to the front, radiator.

SHOWER ROOM

A well appointed room which has been refitted with suite comprising large walk in shower with glazed screen and attractive aqua board, wash hand basin and WC set into concealed vanity. Heated towel rail, tiled floor, window to the side.

OUTSIDE

The property is set back from the road and approached over driveway with parking for several cars and leading to the Garage with timber double doors, power and lighting. The Front Garden is laid for

ease of maintenance to large gravelled area with well stocked shrub and herbaceous beds. Side pedestrian access to the good sized Rear Garden, paved sun terrace, gardens laid to lawn again with well stocked flower, shrub and herbaceous beds with inset specimen trees and running down to the brook and having a lovely open aspect over protected wildlife area.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and 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](https://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.

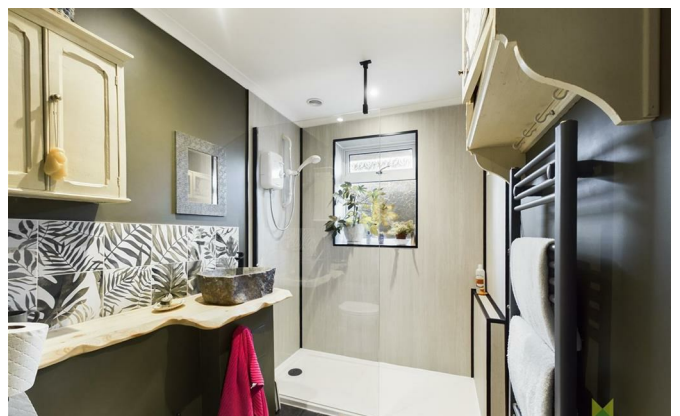
NEED TO CONTACT US

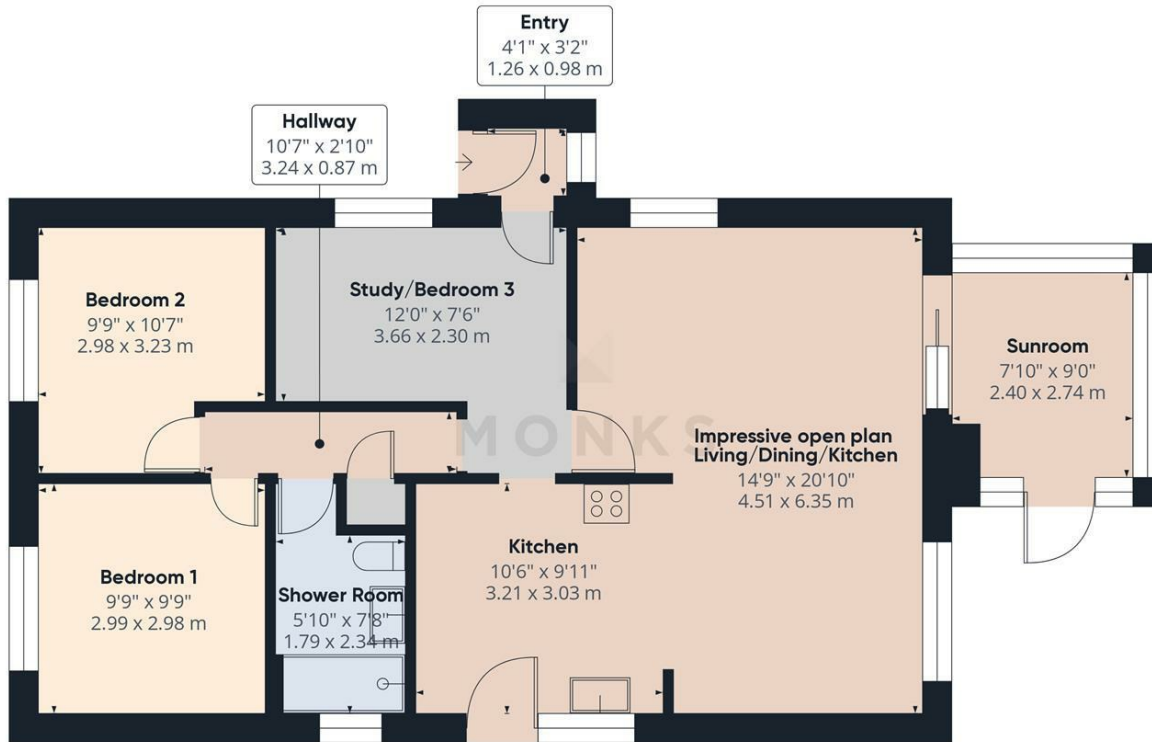
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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2 Bedroom Bungalow

Offers In The Region Of £338,000





Approximate total area⁽¹⁾
853.57 ft²
79.3 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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 |  |

| 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.