4 McGredy Drive
Shrewsbury
SY2 5NF

MONKS

3 Bedroom Bungalow - Detached
Offers In The Region Of £300,000

The features

- EXCELLENT DORMER BUNGALOW
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- HALL, LOUNGE, KITCHEN/DINING ROOM, CONSERVATORY
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING RECOMMENDED
- ENVIABLE CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- 3 BEDROOMS, BATHROOM AND CLOAKROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- EPC TBC

***** DETACHED 3 BEDROOM DORMER BUNGALOW *****

An excellent opportunity to purchase this well presented detached dormer offering spacious and versatile accommodation over 2 floors and being perfect for those looking to downsize yet still require space.

Occupying an enviable cul de sac location in this much sought after residential area, close to amenities including doctors, independent stores, supermarket, school, restaurant/public house and regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Hall, Lounge, Kitchen/Dining Room, good sized Conservatory with Utility section, ground floor Bedroom and Bathroom, 2 First Floor Bedrooms and Cloakroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Offered for sale with no upward chain, viewing highly recommended.

Property details

LOCATION
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ENTRANCE

LOUNGE
having window overlooking the front, ornate fire surround with living flame fire, media point, radiator. Glazed doors to

KITCHEN/DINING ROOM
Dining area with window to the rear, radiator.

Kitchen fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching range of eye level wall units, recess for fridge/freezer with storage over, door to

CONSERVATORY
being of brick and sealed unit double glazed construction with french doors to the garden, tiled floor, power and lighting. Utility Section with worksurface having space beneath for appliances.

BEDROOM 3/HOME OFFICE
with window to the side, radiator.

BATHROOM
with suite comprising panelled bath with shower unit over, wash hand basin and WC set into concealed vanity with storage, tiled surrounds, radiator, window to the side.

FIRST FLOOR LANDING
Staircase leads to the First Floor Landing off which lead

PRINCIPLE BEDROOM
A generous double room with window to the front, triple fitted wardrobe with sliding doors, radiator.

BEDROOM 2
Further double room with window to the side, fitted bedroom furniture including wardrobes and dressing table, radiator.

CLOAKROOM
with suite comprising WC and wash hand basin.

OUTSIDE
The property is set back from the road and approached over driveway with parking and leading to the Garage.

The Front Garden is laid to lawn. Good sized enclosed rear garden with large paved sun terrace, lawn and flower, shrub and herbaceous beds, inset specimen trees and enclosed with wooden fencing.

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 C - 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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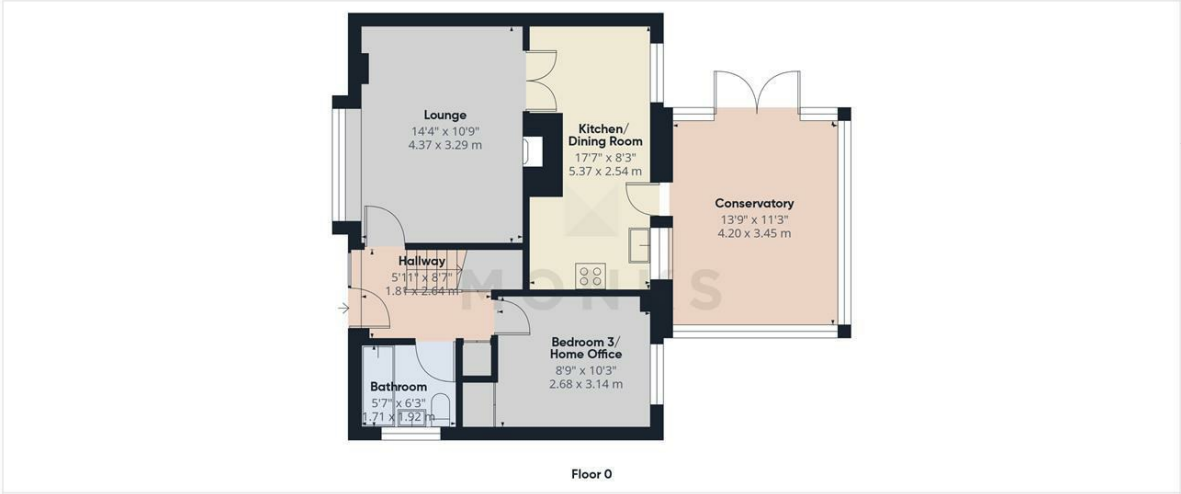

MONKS

Approximate total area(1)
940 ft²
87.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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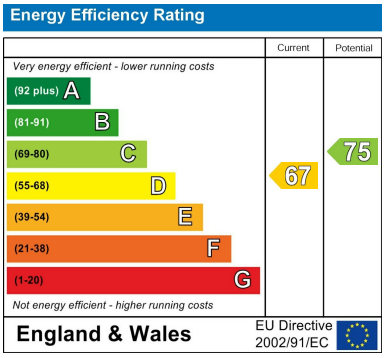

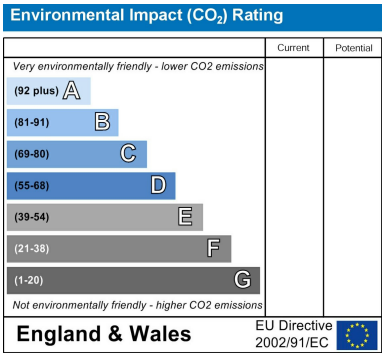

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We're available 7 days a week
HOME – four words that define who, and what we are:

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.