



**Spacious Detached Bungalow With Conservatory**

**2/3 Bedrooms**

**Beautiful, Well Stocked Garden With Woodland**

**Great Location At End Of Cul-De-Sac**

**Walking Distance Of Town Centre**

**Re-plastered, Re-decorated & Brand New Carpets**

**37 Roman Way**  
Whitchurch SY13 1BJ

**Offers in the Region Of £350,000**



**OASIS - Not just a legendary English rock band, but also somewhere within the market town of Whitchurch where you will find this lovely modernised detached bungalow!**

Ideally placed within walking distance of the town centre yet located at the end of a quiet cul-de-sac amidst beautiful manicured 'wrap around' gardens including a small sheltered wooded area that has recently been landscaped for ease of maintenance.

The bungalow itself is offered with the benefit of having NO ONWARD CHAIN and has been completely refurbished throughout, all rooms having been re-decorated, most having been re-plastered, there are new floor coverings and new internal doors.

A dining area has recently been created off the kitchen, although this room could easily be reverted to its original intended use as a third bedroom, if required. The spacious lounge (with conservatory off) is impressive, there are 2 double bedrooms with built-in wardrobes and the shower room is generously proportioned too. There is a single garage with parking space in front.

It is the gardens however that are a sheer delight and once here, it is hard to believe that you are only a stone's throw from the centre of town with its associated shops, supermarkets, pubs, restaurants, doctors dentists etc. Whitchurch even has its own railway station.

Access to the bypass is easy from here, with road links to Chester, Wrexham, Shrewsbury and the West Midlands.

Bungalows so close to the town centre are as rare as hens' teeth, but not only that, this property is so fastidiously well maintained that an internal inspection is essential!

***Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566***

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.





### Entrance Porch

Light and quarry tiled step.

### Open Plan Kitchen/Diner comprising: -

#### **Kitchen Area** 10' 2" x 8' 7" (3.10m x 2.61m)

Stainless steel sink and drainer inset in rolltop working surfaces with drawers, cupboards and plumbing for washing machine below and incorporating 4 ring gas hob with electric double oven and grill below with illuminated extractor hood above, integral upright fridge/freezer, part tiled walls, wood effect waterproof luxury vinyl flooring and leading to: -

#### **Dining Area/Bedroom 3** 16' 1" x 8' 7" (4.90m x 2.61m) *narrowing to 6' 3" (1.90m)*

This room was originally used as a third bedroom (and could easily be re-instated as such, if required). Wood effect waterproof luxury vinyl flooring, 2 radiators and built-in cupboard housing the Ideal wall mounted gas central heating boiler.

#### **Spacious Lounge** 18' 7" x 12' 4" (5.66m x 3.76m)

Bow window, 2 radiators and leading to: -

#### **Conservatory** 12' 7" x 7' 9" (3.83m x 2.36m)

uPVC double glazed windows and french double doors leading to rear garden, gas convector heater, wall light point and ceramic tiled floor.

#### **L-Shaped Inner Hall** 5' 4" x 2' 7" (1.62m x 0.79m) *and 5' 0" x 3' 3" (1.52m x 0.99m)*

Loft access hatch and airing cupboard having an insulated hot water cylinder.

#### **Bedroom 1** 10' 8" x 10' 8" *min* (3.25m x 3.25m *min*)

Built-in wardrobe, corniced ceiling and radiator.

#### **Bedroom 2** 10' 8" x 8' 7" (3.25m x 2.61m)

Built-in wardrobe, corniced ceiling and radiator.

#### **Shower Room** 7' 7" x 6' 10" (2.31m x 2.08m)

Corner shower cubicle with mains mixer shower unit. Wash hand basin, bidet and WC inset in vanity unit with cupboards and shelves below, part tiled walls and radiator.

### OUTSIDE

Driveway with car parking space leads to the **SINGLE GARAGE** (within a short block of 3) with metal up-and-over door.

A concrete path leads to the main gravelled entrance and there are lawned gardens to 3 sides and having well stocked borders (with wood chippings for weed control) including a variety of trees, shrubs, bushes and rhododendrons.

Large imprinted concrete patio and path leading to a further paved seating area.

Timber garden shed with sheltered area beyond, with wood chippings and ideal for a BBQ or children's play area.

A wrought iron gate leads to the **WOODLAND AREA**, complete with recently gravelled paths and steps with embankments planted with ferns and shrubs and having timber chippings for weed control/ease of maintenance.

### Services

Mains water, gas, electricity and drainage.

### Central Heating

Ideal gas fired boiler supplying radiators and hot water,

### Tenure

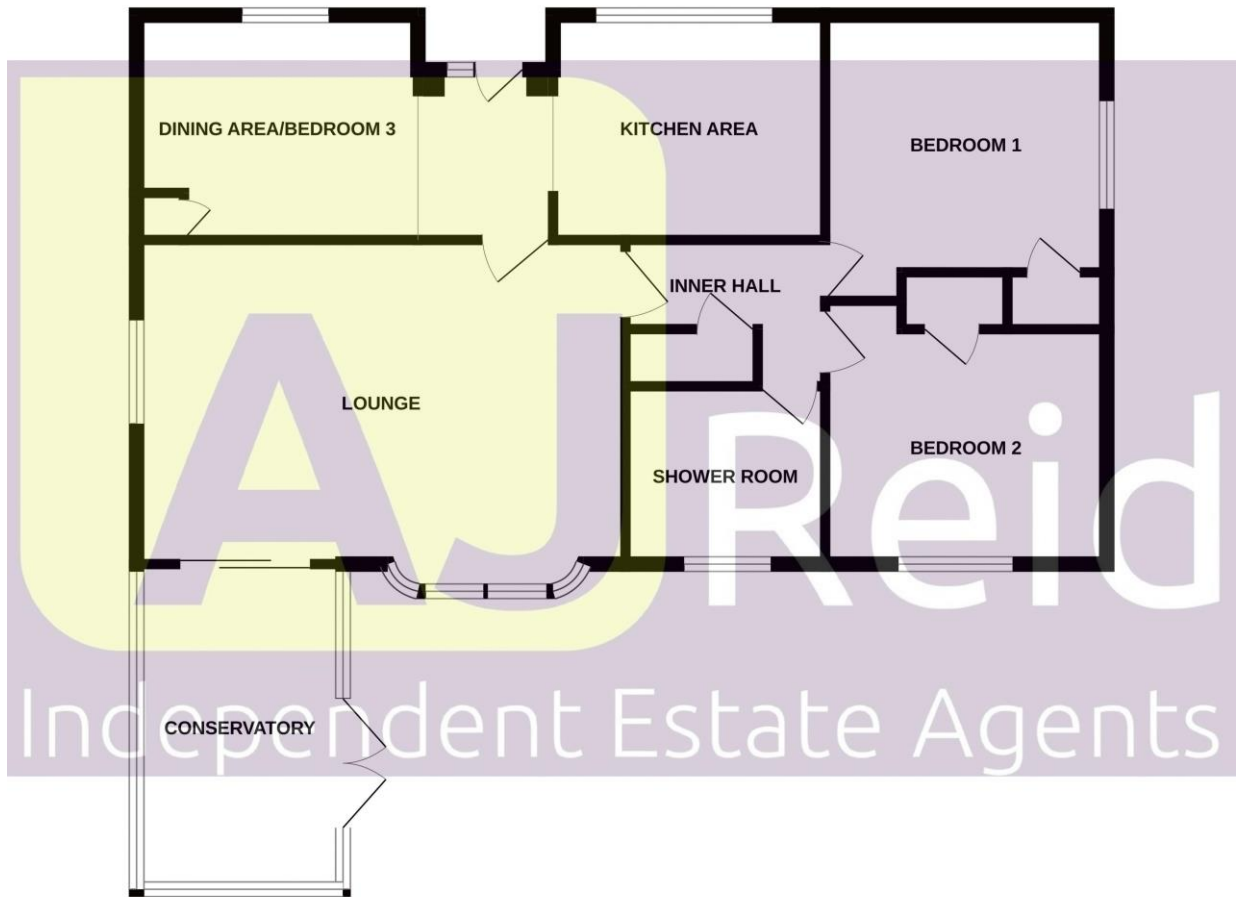
Freehold.

### Council Tax

Shropshire Council - Tax Band C.

### Agents Note

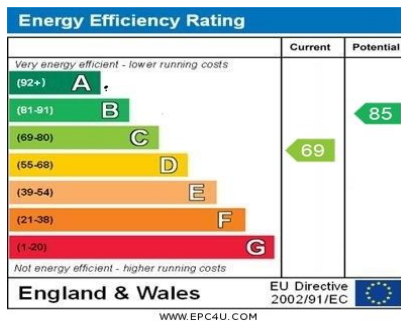
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions:** From High Street Whitchurch, turn left at the mini roundabout into Yardington and first right into Roman Way. Follow the road down to the end of the cul-de-sac and the bungalow is straight ahead.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



**Referral Arrangements:** We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

