

FOR SALE

Monza, Windsor Lane, Bomere Heath, Shrewsbury, SY4 3NJ



FOR SALE

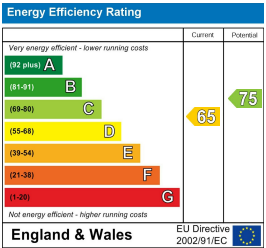
Offers in the region of £299,500

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A highly desirable and deceptively spacious detached dormer bungalow, with adjoining annex, set with easily maintained gardens in this most popular rural village.




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MILEAGES: Shrewsbury 5.6 miles, Telford 18.3 miles. All mileages are approximate.



2 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



- Popular village location
- Versatile accommodation
- Well proportioned rooms
- Generous driveway parking and garage
- Easily maintained gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury, take the B5067 towards Baschurch, after a distance take the first right hand turning signposted Bomere Heath. Continue under a railway bridge and turn immediately left, proceed past the cricket club into the village and take the right turn on Windsor Lane and the property will be identified after a short distance on the left hand side.

SITUATION
The property is delightfully situated with the village itself offering a good selection of amenities, including shops/post office, hair dressers, takeaway, pub and a highly regarded primary school, all within a short walking distance. Easy access can be gained to Shrewsbury, an extensive range of facilities and the A49 bypass which links through to the A5 and M54 motorway network.

DESCRIPTION
Monza is a particularly spacious detached dormer bungalow which offers flexible accommodation. The ground floor provides a living room, kitchen diner, bathroom and bedroom two, whilst positioned at the rear of the property is a useful adjoining annex which comprises and open plan living kitchen diner with adjoining bedroom and en-suite wet room. To the first floor, there are two additional bedrooms, one of which has an en-suite shower room. Outside, there is a generous amount of driveway parking, together with a detached garage. The gardens predominantly sit to the rear and offer a raised decked sun terrace with flowing lawns and a number of outbuildings.

ACCOMMODATION
Part glazed entrance door leads into:-

ENTRANCE PORCH
With panelled part glazed UPVC entrance door into:-

ENTRANCE HALL
Solid wooden flooring. Staircase to first floor, built in understairs storage cupboard, built in cloaks cupboard and doors off and to:-

LIVING ROOM
14'0" x 13'6"
With dual aspect windows, raised fireplace with slate hearth and exposed brick, housing an Aga log burning stove.

KITCHEN DINER
13'6" x 10'9"
Tiled floor and providing a range of eye and base level units comprising cupboards and drawers, generous worktop with stainless steel sink unit and drainer. Space and plumbing for washing machine, space and plumbing for dishwasher, space with connection for gas/electric cooker. Space for fridge freezer.

BEDROOM TWO
10'11" x 10'9"
With dado rail and twin glazed french doors to front.

BATHROOM
10'2" x 9'10"
Tiled floor and providing a suite comprising low level WC, pedestal wash hand basin and corner panelled Jacuzzi bath. Separate shower cubicle and 3 person sauna.

STUDY
7'4" x 5'10"

REAR HALL
With part glazed UPVC door to rear and panelled part glazed door to:-

ANNEX
Rear door accessed by an electric wheelchair lift.

LIVING/KITCHEN
16'9" x 9'8"
Providing a range of eye and base level storage cupboards and drawers, with work surface area over and incorporating a one and half bowl stainless steel sink unit and drainer. Space and connection for electric cooker, space for fridge freezer, eye level display cupboard. Twin glazed french doors to rear garden and door to:-

BEDROOM FOUR
10'11" x 10'9"
Garden view, with door leading to:-

EN-SUITE WET ROOM
With low level WC, wall mounted wash hand basin and electric shower, with part tiled walls and tiled splash, wall mounted heated towel rail.

FIRST FLOOR LANDING
With built in eaves storage and doors off and to:-

BEDROOM THREE
12'2" x 11'8"
With built in eaves storage.

BEDROOM ONE
11'5" x 10'9"
With a range of fitted wardrobes. Velux roof light, part panelled walls and ceiling and door to:-

EN-SUITE SHOWER ROOM
With tiled floor. White suite comprising low level WC, wall mounted wash hand basin and shower cubicle with mains fed shower, part tiled walls and tiled splash, part panelling to walls.

OUTSIDE
The property is approached through a timber pedestrian gate which leads onto a block paved pathway to the front entrance door. Vehicular access is gained through twin timber gates which extend onto a concreted and part gravelled driveway, which offers parking for numerous vehicles, whilst also giving vehicular access to a detached garage.

GARAGE
39'11" x 9'4"
With timber up and over entrance door.

THE GARDENS
To the front, the gardens are laid for ease of maintenance and comprise small sections of lawn together with tarmacadam sections. Gated access is available down either side of the property leading to the rear. The majority of the gardens are positioned to the rear and sitting adjacent to the annex, is a raised decked sun terraced entertaining area, with steps leading down to flowing lawns. The property also offers a collection of outbuildings which could be utilised for a number of purposes. External cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and gas are understood to be connected. Fitted solar panels. None of these services have been tested.

COUNCIL TAX
The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS
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