



**MONKS**

**21 Boot Street**  
**Whittington**  
**SY11 4DG**

**3 bedroom Bungalow -**  
**Detached property**  
**Offers in the region of £475,000**











\*\*\* BEAUTIFULLY APPOINTED DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this impressive home which has been greatly enhanced and improved by the current owners and offers spacious and versatile accommodation.

Set in the heart of this popular self sufficient village, well screened from the road, with an excellent range of amenities on hand including school, general store, church and public houses/restaurants. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Home Office, beautifully fitted Kitchen/Breakfast Room, Utility Room, Principal Bedroom with en suite, Two further Bedrooms one with en suite and Family Bathroom.

The property has the benefit of gated access, driveway with parking for numerous cars and lovely landscaped gardens with covered seating areas, patios and terraces, perfect for those who love to entertain outdoors.

Viewing essential.

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#### LOCATION

The property occupies an enviable position on the edge of the sought after village of Whittington which has an excellent range of facilities, including popular primary school, renowned Whittington Castle and grounds, shops and 2 public houses/ restaurants. Set back from the main road. The busy Market Town of Oswestry is a short drive away and boasts an excellent range of amenities. Ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

#### RECEPTION HALL

Composite door opening to L-shaped Reception Hall with attractive patterned tiled floor, radiator, recessed ceiling lights and access to roof space.

#### LOUNGE

A lovely room being naturally well lit by double opening French doors with full height side windows fitted with plantation style shutters Chimney breast housing cast iron multi fuel burner set onto hearth with surround, media point, radiator. Double glazed doors opening to

#### DINING ROOM

having window to the side, radiator.

#### KITCHEN/BREAKFAST ROOM

A beautifully appointed room fitted with range of soft grey fronted shaker style units incorporating undermount sink set into base cupboard. Further range of base units comprising cupboards, deep pan and cutlery drawers and integrated dishwasher with solid work surface over. Inset 5 burner hob with attractive glass splash and extractor hood over, double oven and grill with cupboards above and below and tall larder unit and ample space for American style fridge/freezer. Attractive tiled floor, windows to the side and double opening French doors to the garden. Radiator and glazed door to

#### UTILITY ROOM

with continuation of units to complement the Kitchen incorporating undermount sink set into base cupboard and work surface extending to the side with space beneath for appliances. Tall double shelved larder/boot cupboard and cupboard housing central heating boiler, window to the side, radiator.

#### HOME OFFICE

with engineered wooden flooring, radiator.

#### INNER HALL

Off which lead

#### PRINCIPAL BEDROOM

An impressive room which has double opening French doors with plantation shutters and opening onto terrace, media point, radiator. Dressing area with range of floor to ceiling wardrobes, full height window to the side.

#### EN SUITE SHOWER ROOM

A well appointed room being fully tiled and having large walk in shower with direct mixer unit and drench head, wash hand basin set into vanity with storage and WC. Heated towel rail

#### BEDROOM 2

having window to the front with plantation shutter, radiator, door to

#### EN SUITE SHOWER ROOM

Recently refitted with shower cubicle, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, heated towel rail, window with to the front with fitted plantation style shutters.

#### BEDROOM 3

with window to the rear, excellent range of fitted wardrobes, radiator.

#### BATHROOM

with suite comprising panelled bath with mixer taps, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.





#### OUTSIDE.

#### 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 mains services are connected.

##### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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](http://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.



**Judy Bourne**

**Director at Monks**

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**Get in touch**

**Call.** 01691 674567

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

**Oswestry office**

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.