



Crendon , Montford Bridge, Shrewsbury, Shropshire, SY4 1HA

£435,000

This impressive 3 double bedroom detached bungalow has been extensively renovated over the past 12 months. Enjoying a rural setting convenient for Shrewsbury and road networks, the spacious accommodation includes: Living Room, Superb Kitchen/Dining Room, Large Conservatory, Bedroom 1 With Dressing Room and En-suite Shower Room, 2 Further Generous Bedrooms, Impressive Refitted Bathroom, Utility, Attractive Private Garden, WC, OCH, DG, Detached Garage and Excellent Driveway Parking.

Viewing Considered Essential.



Crendon , Montford Bridge, Shrewsbury, Shropshire, SY4 1HA Ref: 4673

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed French doors.

Victorian Style Conservatory 22' 10" x 10' 1" (6.95m x 3.07m)

A beautiful room with walk in bay window, of uPVC and brick construction, attractive tile flooring, double radiator, arched recess, double doors lead through to

Living Room 18' 2" x 10' 9" (5.53m x 3.27m)

Herringbone pattern wood block flooring, cast iron glass fronted multi-fuel stove set to fire place recess, 2 radiators, double glazed front and side windows.

Magnificent Kitchen/Dining Room 23' 5" x 8' 6" (7.13m x 2.59m)

Fitted with excellent range of units, worktops with peninsular breakfast bar, integrated fridge/freezer, double electric oven, 4 ring hob with filter hood above, 1 1/2 bow sink unit, double glazed window to the front. Generous Dining Area with double glazed window to the front, radiator, recess cupboard.

Inner Hall

Built in airing cupboard with radiator, access to loft space.

Bedroom 1 12' 3" x 10' 10" (3.73m x 3.30m)

Radiator, double glazed side window, built in double wardrobe.

Dressing Room

2 built in double wardrobes, radiator, double glazed window and French door to rear garden.

En-suite Shower Room

Large tiled shower cubicle, electric shower unit, wash basin with cupboard beneath, WC, tiled flooring, heated towel rail, double glazed rear window.

Bedroom 2 12' 9" x 8' 10" (3.88m x 2.69m)

Parquet wood block flooring, fitted wardrobes, radiator with ornate cover, large double glazed window overlooking rear garden.

Bedroom 3 12' 9" x 8' 7" (3.88m x 2.61m)

Parquet wood block flooring, radiator, double glazed window overlooking rear garden.

Bathroom 9' 0" x 7' 7" (2.74m x 2.31m)

Refitted with white suite including 'P' shape bath with mixer tap and shower attachment, fully tiled around the bath, wash basin, WC, heated towel rail, decorative tile flooring, double glazed side and rear windows.

Outside - Front

Approached through a gate onto a tarmac driveway providing parking for at least 3 cars, further gravel drive alongside. Private garden to the front enclosed by Beech hedging, laid to lawn with central rose beds, raised flower beds, paved patio. Wrought iron gate leads through to covered side entrance with lighting. Useful brick built utility and garden WC.

Detached Brick Built Garage

Double doors, personal door to the side, power and lighting, window to the rear.

Rear Garden

Provides excellent privacy, paved and slate patio. The main garden is laid to lawn with selection of bushed and trees. Enclosed storage area with oil tank. Gate through to further enclosed patio with potting shed. The garden is enclosed by fencing and hedging.

Directions

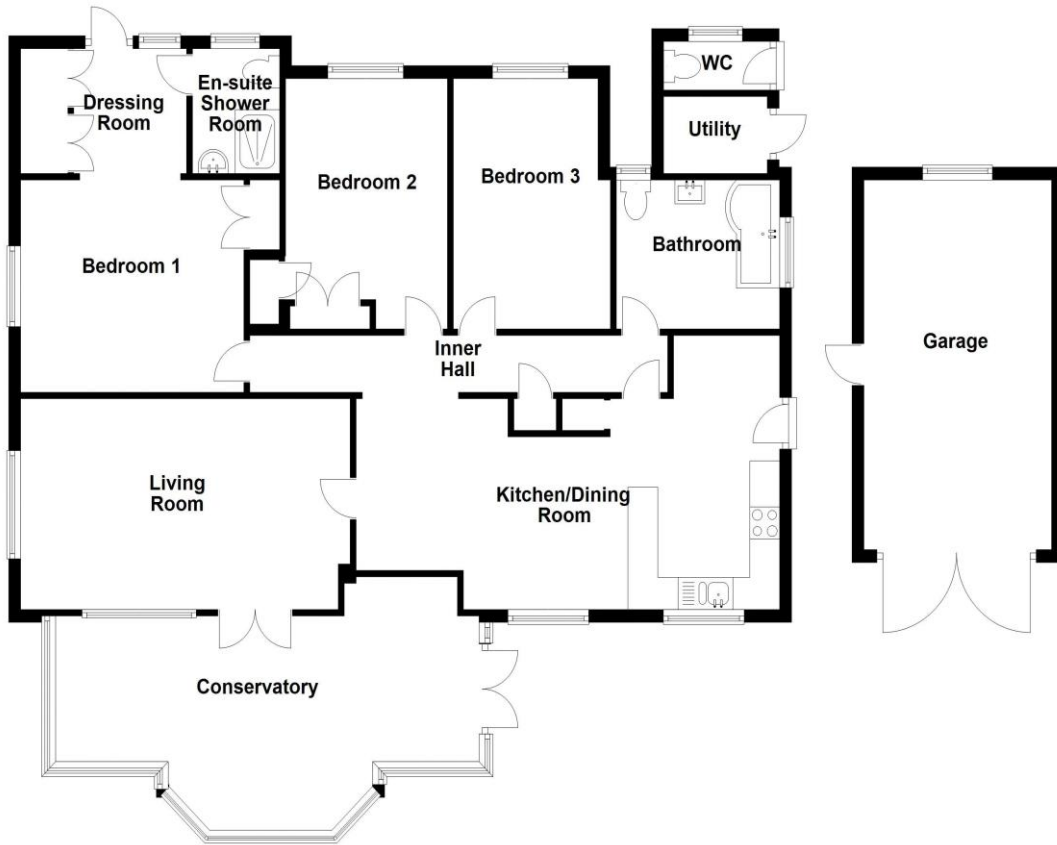
From Shrewsbury take the B4380 to Montford Bridge, cross the river bridge and turn right signposted Forton. Continue for approximately 1.27 miles and the bungalow will be found on the left hand side, just past Cooper and Williams.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp
Plan produced using PlanUp

FLOOR PLANS FOR GUIDANCE ONLY

13/11/2023, 11:41

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

CRENKON FORTON HEATH FORTON FARM JUNCTION TO B507 JUNCTION LEATON SHREWSBURY SY4 5JA	Energy rating D	Valid until: 25 March 2031 Certificate number: 2869-3004-6207-0719-6200
---	---------------------------	--

Property type	Detached bungalow
Total floor area	103 square metres

Rules on letting this property

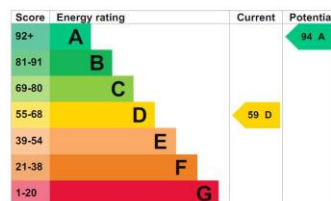
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions: <https://www.gov.uk/guidance/energy-performance-certificate-guidance-for-landlords>

Energy rating and score

This property's current energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage