

# Wildwood Upper Battlefield Shrewsbury SY4 4AA



**2 Bedroom Bungalow - Detached**  
**Offers In The Region Of £249,950**

## The features

- WELL APPOINTED DETACHED BUNGALOW IWTH RURAL ASPECT
- ENVIABLE LOCATION ON TH EDGE OF TOWN
- GOOD SIZED KITCHEN
- DRIVEWAY WITH AMPLE PARKING
- NO UPWARD CHAIN
- OFFERING SCOPE FOR MODERNISATION AND IMPROVEMENT
- RECEPTION HALL, LOUNGE, SITTING ROOM
- 2 DOUBLE BEDROOMS AND BATHROOM
- GOOD SIZED GARDEN BORDERED BY OPEN FARMLAND
- EPC RATING G



**\*\*\* SCOPE FOR IMPROVEMENT AND LOVELY RURAL VIEWS \*\*\***

**An opportunity to purchase this detached 2/3 bedroom Bungalow offering scope for modernisation and improvement bordered by open farmland.**

**Occupying an enviable position on the edge of the Town ideal for commuters with ease of access to the A5/M54 motorway network.**

**Reception Hall, Lounge, Sitting Room/Bedroom 3, good sized Kitchen, 2 further double Bedrooms and Bathroom.**

**The property has the benefit of oil central heating, driveway with ample parking and lovely established rear garden bordered by open farmland.**

**Offered for sale with no upward chain.**

## **Property details**

### **LOCATION**

The property occupies an enviable position on the Northern edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarkets, schools, churches, restaurants, public houses, regular bus service to the Town Centre and lovely countryside walks.

### **RECEPTION HALL**

Covered entrance with wooden door opening to Reception Hall

### **LOUNGE**

with bay window overlooking the front and further window to the side. Tiled fireplace with open grate, media point, radiator.

### **SITTING ROOM**

With two windows to the side, stone fireplace with open grate, media point, radiator.

### **KITCHEN**

Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and space beneath for appliances. Matching range of eye level units, oil central heating boiler, window to the side and further window and door to garden.

### **BEDROOM 1**

with bay window to the front, fitted wardrobes, radiator.

### **BEDROOM 2**

With window to the rear, radiator.

### **BATHROOM**

With panelled bath, wash hand basin and WC. Tiled surrounds, radiator.

### **OUTSIDE**

The property is set back from the road and screened by mature hedging. The front has been laid for ease of maintenance to large driveway with parking and gravelled forecourt. Garage. Side pedestrian access leads to the enclosed Rear Garden which is a particular feature of the property being laid to good sized lawn with well stocked flower, shrub and herbaceous beds and inset specimen trees. Bordered to the rear by open farmland with a lovely rural aspect. Timber garden storage shed.

### **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**

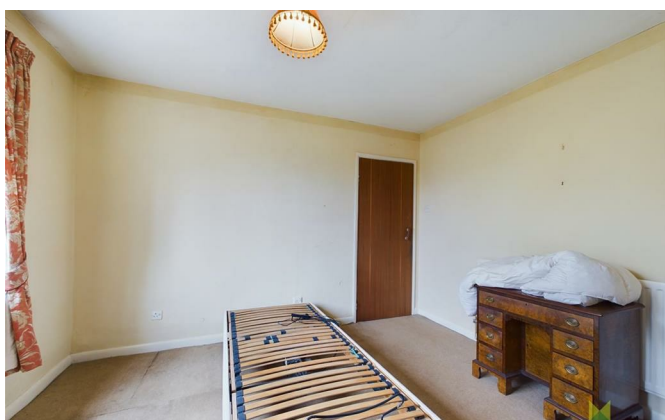
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### **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<sup>®</sup>**  
 1048.33 ft<sup>2</sup>  
 97.39 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



**Judy Bourne**

**Director at Monks**  
 judy@monks.co.uk

**Get in touch**

**Call.** 01743 361422  
**Email.** info@monks.co.uk  
**Click.** www.monks.co.uk

**Shrewsbury office**

10a-11 Shoplatch,  
 Shrewsbury, Shropshire, SY1

**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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>

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		
<b>England &amp; Wales</b>	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.
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