

# Meadowcroft Shrewsbury Road Shawbury Shrewsbury SY4 4NL



**4 Bedroom Bungalow - Detached**  
**Offers In The Region Of £535,000**

## The features

- BEAUTIFULLY PRESENTED, MUCH IMPROVED AND EXTENDED DETACHED BUNGALOW
- FINISHED TO A HIGH STANDARD OF SPECIFICATION
- RECENTLY FITTED KITCHEN, BOOT ROOM AND UTILITY
- 2 FURTHER DOUBLE BEDROOMS, HOME OFFICE/BEDROOM 4
- VIEWING ESSENTIAL
- ENVIABLE LOCATION IN POPULAR SOUGHT AFTER VILLAGE
- IMPRESSIVE LOUNGE, SITTING ROOM, DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE AND CONTEMPORARY FAMILY BATHROOM
- DRIVEWAY AND LANDSCAPED GARDENS
- EPC RATING A



\*\*\* SUPERB BUNGALOW WHICH MUST BE VIEWED \*\*\*

An immaculately presented, much improved and extended detached Bungalow offering deceptively spacious and versatile accommodation, tastefully decorated and finished to an exacting standard - perfect for today's modern lifestyle.

Occupying an enviable position in the heart of this popular self sufficient village with excellent amenities and ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated is ideal for those who love to entertain and briefly comprises large Entrance Porch, open plan Sitting and Dining Room, fabulous Lounge with bi-folds opening onto sun terrace and enjoying lovely rural views, recently fitted Kitchen with range of appliances, Boot Room and Utility Room. Principal Bedroom with en suite, 2 further double Bedrooms, Home Office/Bedroom 4 and contemporary family Bathroom.

The property has the benefit of gas central heating, solar panels, double glazing, driveway with ample parking and neatly kept landscaped gardens.

Viewing essential

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular village on the North Eastern edge of the Town with ease of access to the A5/M54 motorway network, Shrewsbury, Telford, Market Drayton and The Potteries.

Shawbury boasts an excellent range of amenities including primary school, supermarket, post office, bakeries, restaurants/takeaways, hairdresser and doctors along with a regular bus service to the Town Centre.

### ENTRANCE PORCH

Composite door with glazed side screen opening to spacious Entrance Porch with cloaks storage, tiled effect vinyl floor. Further door to

### SITTING ROOM

having large picture window to the side with lovely open aspect, contemporary fire surround housing cast iron log burner, media point, radiators, wooden effect flooring. Opening to

### DINING ROOM

having window overlooking the front with fitted plantation shutters, radiator. Wooden effect flooring.

### KITCHEN

Beautifully fitted with range of soft grey fronted shaker style units incorporating undermount one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid work surface over and having integrated dishwasher and fridge freezer, both with matching fascia panels. Inset 5 ring induction hob with extractor hood over and cutlery and pan drawers beneath, eye level double oven, grill, microwave with storage above and below. Concealed corner pantry unit with ample storage and shelving and complementary range of eye level wall units with concealed lighting. Recessed ceiling lights, tiled floor, window with fitted plantation shutters and door leading to

### BOOT ROOM

with double base unit, tiled floor, door to garden and window with fitted plantation shutters. Opening to

### UTILITY ROOM

having single drainer sink set into base cupboard. Work surface extending to the side with space beneath for washing machine and tumble dryer, additional storage units, tiled floor, window to the side with fitted plantation shutters.

### INNER HALL

From the Sitting Room door opens to Inner Hall with wooden effect flooring. Wooden and glazed bi-folding doors opening to

### IMPRESSIVE LOUNGE

A lovely addition to the property and perfect for those who love to entertain, naturally well lit with window to the side and bi-fold doors. A canopy over the bi-folding doors with down lighters opens onto the Sun Terrace. Recessed ceiling lights, wooden effect flooring, two wall mounted column style radiators.

### HOME OFFICE/BEDROOM 4

A versatile room currently set up to create two Home Offices spaces, ample power and lighting, window to the side, radiator.

### BEDROOM HALL

From the Inner Hall door opens to the Bedroom Hall with access to roof space, radiator and off which lead

### PRINCIPAL BEDROOM

having window overlooking the rear garden with fitted plantation shutters, radiator.

### EN SUITE SHOWER ROOM

With large tiled shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### BEDROOM 2

A lovely light room with windows to the rear and side with views over the gardens and countryside beyond. Fitted with an excellent range of ladies and gentleman's wardrobes with hanging rails and shelving, dressing table with drawers units to either side, radiator and fitted plantation shutters.

### BEDROOM 3

Another light room with windows to the side and rear fitted with fitted plantation shutters, radiator.

### FAMILY BATHROOM

A well appointed room, recently re-fitted with contemporary suite comprising panelled bath with direct mixer shower unit over with drench head, twin wash hand basins set into high gloss vanity units with storage beneath. Above are two backlit mirrors with blue-tooth enabled built-in speakers. Concealed WC. Two wall mounted heated towel rails, window to the side.

### OUTSIDE

The property is approached over driveway with

parking for several cars. The Front of the property is well screened with high mature hedging, being laid to lawn with flower and shrub beds. Side pedestrian access leads around both sides of the property to the enclosed Rear Garden which has a large paved sun terrace immediately adjacent to the Lounge, bringing the outside in and providing a great space for outdoor dining and entertaining. To the rear is the lawn which has well stocked raised beds. Timber garden storage shed and summer house. Outside power and lighting and being enclosed with wooden fencing and hedging and providing a lovely outlook with rural views.

## 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 mains water, drainage and electricity are connected. The Property also has solar panels.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - 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 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

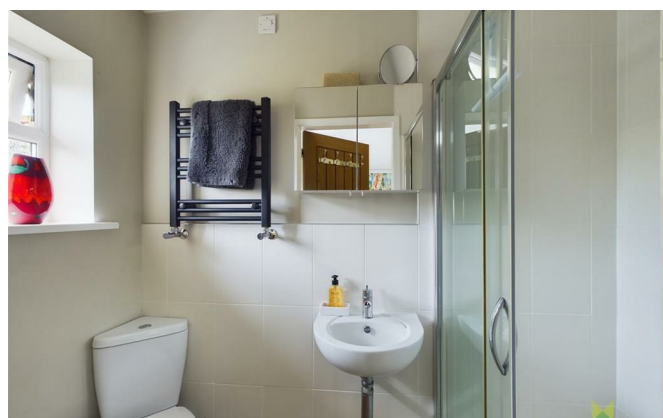
We are available 8.00am to 8.00pm Monday to

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 hom





MONKS



## Meadowcroft Shrewsbury Road, Shawbury, Shrewsbury, SY4 4NL.

4 Bedroom Bungalow - Detached  
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Approximate total area<sup>®</sup>  
1728.31 ft<sup>2</sup>  
160.57 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.

GIRAFFE360



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## Get in touch

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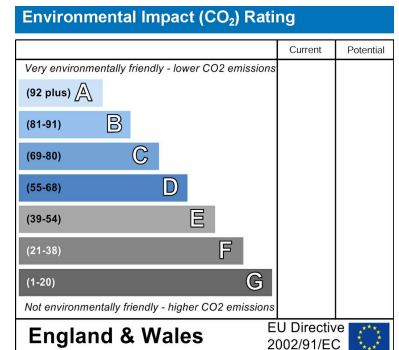
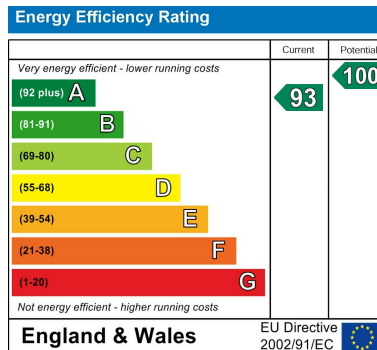
## Shrewsbury office

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



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