

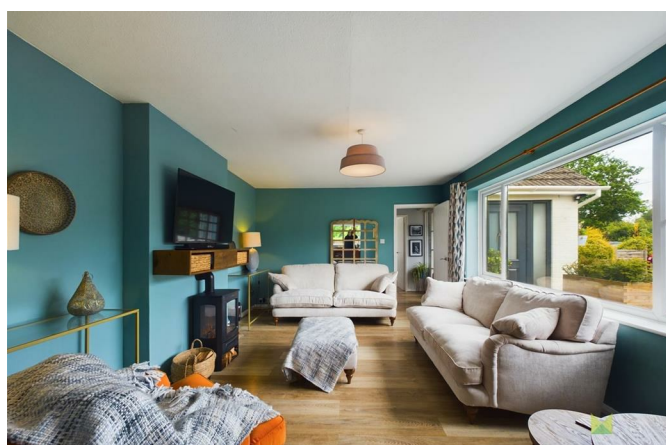
High Drive Walford Heath Nr. Shrewsbury SY4 2HT



3 Bedroom Bungalow - Detached
Offers In The Region Of £450,000

The features

- BEAUTIFULLY PRESENTED DETACHED BUNGALOW
- RECEPTION HALL, LOUNGE, SITTING/DINING ROOM
- UTILITY AND CLOAKROOM
- FINISHED TO A HIGH STANDARD OF SPECIFICATION
- ATTRACTIVELY FITTED KITCHEN/BREAKFAST ROOM,
- 3 GENEROUS BEDROOMS AND WELL APPOINTED BATHROOM
- WELL STOCKED GARDENS BORDERED BY FARMLAND
- EPC RATING C
- DRIVEWAY WITH AMPLE PARKING
- VIEWING HIGHLY RECOMMENDED



***** EXCELLENT 3 BEDROOM DETACHED BUNGALOW WITH OPEN VIEWS *****

This immaculately presented, 3 bedroom detached bungalow has been much improved by the current owners and finished to a high standard of specification - perfect for a growing family or those looking to downsize.

Occupying an enviable position in the heart of this popular North Shropshire village, ideally placed for the County Town of Shrewsbury and nearby self sufficient village of Baschurch with boasts many facilities.

The accommodation briefly comprises Reception Hall, Lounge, Sitting/Dining Room, Breakfast Kitchen, Utility, Cloakroom, 3 generous Bedrooms and well appointed Bathroom.

The property has the benefit of central heating, double glazing, ample parking and extensive well-matured gardens.

Viewing essential.

Property details

LOCATION

The property occupies a convenient semi-rural location nearby to the thriving village of Baschurch, an area surrounded by far reaching rural views. Walford Heath is ideally placed for ease of access back to the County Town and the A5/M54 motorway network. There are excellent facilities in the neighbouring village of Baschurch including The Corbet School, doctors, supermarket, church, restaurant and public houses.

As you travel through the village from Shrewsbury towards Baschurch the property will be found on the right-hand side indicated by our board (just before leaving the village).

ENTRANCE PORCH

Composite door with outside light opening to Entrance Porch with further door opening to

RECEPTION HALL

having wooden effect floor covering, radiator.

LOUNGE

A lovely light room with window overlooking the front. Chimney breast with media point and cast iron living flame effect log burner, wooden effect flooring, radiator. Opening through to

FAMILY DINING/SITTING ROOM

Again a lovely light room with window to the front and feature picture style window to the side with outlooks over open farmland. Wooden effect floor covering, radiator.

KITCHEN

Beautifully fitted with range of cream fronted high gloss units incorporating ceramic sink with mixer taps set into base cupboard. Further range of units comprising cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel. Inset 5 burner hob with extractor hood over and oven and grill beneath, range of fitted shelving, ample space for large fridge freezer. Central breakfast island with storage and overhang seating area, tiled effect flooring, radiator, double sliding patio doors opening onto the rear garden.

UTILITY ROOM

having fitted worksurface with space beneath for appliances, wall mounted gas central heating boiler, wooden effect flooring, radiator. Door to the garden.

CLOAKROOM

with suite comprising wash hand basin set into vanity

with storage and mirror fronted cabinet over, WC. Heated towel rail and high line window to the side.

BEDROOM 1

having sliding patio doors leading to the rear with lovely aspect over the gardens. Radiator.

BEDROOM 2

having window to the front, radiator.

BEDROOM 3

with window to the side, radiator.

FAMILY BATHROOM

A well appointed room with contemporary suite comprising panelled bath, large walk in shower with direct mixer shower unit, wash hand basin set into vanity with storage and WC. Wall mounted column style radiator, complementary tiled surrounds, window to the rear.

OUTSIDE

The property is set back from the road and approached over brick paved driveway providing parking for several cars. The Gardens are a particular feature of the property and is laid to shaped gravelled areas with lawns and an abundance of well stocked and mature flower, shrub and herbaceous beds with year-round interest and structure. - all enclosed with mature hedging and fencing and offering a good level of privacy and bordered by open farmland.

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 electric, water and drainage are connected with gas fired central heating.

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.

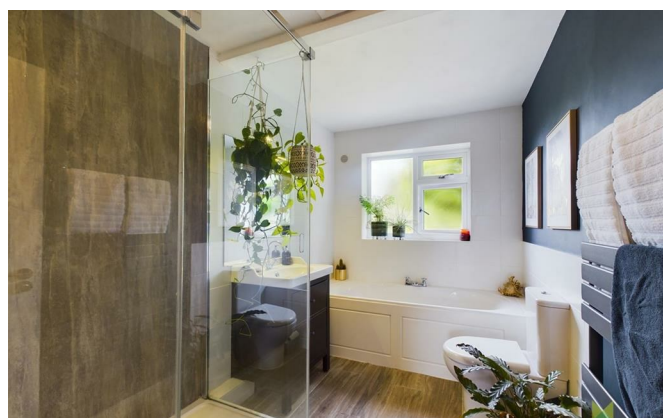
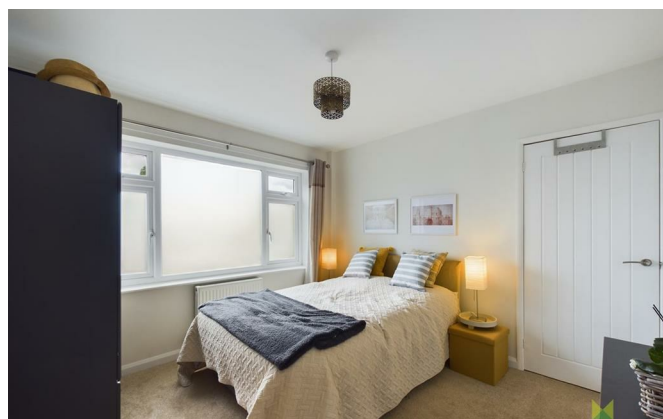
NEED TO CONTACT US

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.





MONKS



High Drive , Walford Heath, Nr. Shrewsbury, SY4 2HT.

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Approximate total area[®]
1148.04 ft²
106.66 m²

(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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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) A		85
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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- 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.