



# MONKS

## 18 Erdington Close Shawbury Shrewsbury SY4 4DQ

2 bedroom Bungalow -  
Detached property  
Offers in the region of £416,000









\*\*\* IMMACULATE AND SPACIOUS DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this deceptively spacious, much improved 2 bedroom detached bungalow with generous sized rooms throughout and perfect for those looking to downsize with space.

Set in an enviable position tucked away at the end of this quiet cul de sac, bordered by open fields in the heart of this popular self sufficient village. For commuters there is ease of access to Shrewsbury, Telford, The Potteries and the A5/M54 motorway network.

The accommodation which has been re-configured from a 3 bedroom is naturally well lit and comprises Reception Hall, spacious Lounge/Dining Room, Garden Room, re-fitted Kitchen/Breakfast Room, 2 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, garage and lovely gardens.

Viewing essential.

18 Erdington Close  
Shawbury Shrewsbury  
SY4 4DQ







## LOCATION

Occupying an enviable position on the edge of this popular and sought after self sufficient North Shropshire village, ideal for those commuting to the County Town of Shrewsbury, nearby Telford, Market Drayton and onto The Potteries. Shawbury offers excellent facilities including Supermarket, School, Church, Doctors, Restaurant and Public Houses.

## RECEPTION HALL

Entrance door opens to Reception Hall with oak boarded floor, radiator. Built in cloaks/storage cupboard.

## IMPRESSIVE LOUNGE/DINING ROOM

An excellent sized room being naturally well lit with windows to the side and rear each with plantation shutter blinds. Feature fire surround, oak boarded floor, media point, radiators. Opening to

## GARDEN ROOM

A lovely addition providing all year round use with solid roof. Providing a lovely aspect over the garden with plantation style shutter blinds and double opening French doors, tiled floor, radiator.

## RE-FITTED KITCHEN/BREAKFAST ROOM

Newly fitted with range of contemporary units incorporating sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having (integrated dish washer), (4 ring hob with extractor hood over and (oven and grill beneath or eye level double oven and grill) Matching range of eye level wall units, window with fitted plantation shutter blind to the rear and door to the side. Ample space for Dining table, radiator.

## BEDROOM 1

having windows to the side and front with plantation shutter blinds, built in wardrobes, radiator.

## BEDROOM 2

with window to the front with plantation shutter blind, radiator.

## BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

## OUTSIDE

The property occupies an enviable position tucked away at the end of this quiet cul de sac with a lovely open aspect over adjoining fields. Approached over driveway with parking for several cars and leading to the over sized Garage with up and over door, power and lighting and personal door to the rear.

The Gardens to the front are laid to lawn with flower and shrub beds, side pedestrian access leads to the REAR GARDEN which is of a generous size being laid extensively to lawn with flower and shrub beds, paved sun terrace and enclosed with wooden fencing.

## 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 D - 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](https://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**

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 1HL

**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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.