

46 Twyfords Way Shrewsbury SY2 5XN



3 Bedroom Bungalow - Semi Detached
Offers In The Region Of £235,000

The features

- GENEROUS CORNER PLOT
- END CUL-DE SAC LOCATION
- VERSATILE ACCOMODATION
- WELL-PROPORTIONED
- NO UPWARD CHAIN
- SCOPE FOR IMPROVEMENTS
- NEARBY TO AMENITIES AND SCHOOLING
- EASE OF ACCESS TO A5/M54
- LARGE GARDEN AND ALLOCATED PARKING
- EPC C



**** NO UPWARD CHAIN - WELL PROPORTIONED SEMI DETACHED BUNGALOW ****

An excellent opportunity to acquire this spacious 2/3 bedroom semi detached bungalow well suited for those looking to downsize or growing families being nearby to the Belvidere Schools. Offer for sale with no upward chain.

Occupying an enviable position on the edge of this popular self sufficient area and ideal for commuters with ease off access to the A5/M54 motorway network.

The accommodation briefly comprises Living/ Dining Room, Kitchen, 2 Bedrooms Dining Room/ Bedroom 3 and Bathroom.

The property has gas central heating, double glazing and an allocated parking space.

Viewing recommended.

Property details

LOCATION

The property occupies a generous plot set back from the road within this popular residential suburb on the outskirts of town. Telford Estate has excellent facilities on hand including supermarkets, shops, schools, restaurants and public houses along with a regular bus service to the Town Centre. There is also ease of access to riverside walks along with convenient road links to the A5/M54 motorway network.

DIRECTIONS

Arriving by car into Twfords Way, continue to the end of the road where there is off street parking directly ahead for one vehicle next to the footpath. Continue by foot along the footpath, bearing around to the right. The property is the last on the right hand side.

ENTRANCE PORCH

Approached through part glazed uPVC front door. Wooden door into the

OPEN PLAN LIVING DINING ROOM

Laid to wooden effect flooring with window to the front. French doors open into the enclosed paved terrace.

KITCHEN

Fitted with range of base units incorporating single drainer sink and four ring electric hob with oven set into base cupboard and extractor hood over. Further range of cupboards and drawers with work surfaces over, matching eye level wall units. Space for washing machine and fridge freezer. Complimentary tiled splashbacks and tiled floor. Window to front aspect of property.

BEDROOM 1

Laid to wooden effect flooring and French doors leading onto the terrace.

BEDROOM 2

Laid to wooden effect flooring and window to side.

BEDROOM 3/OPTIONAL DINING ROOM

Laid to wooden effect flooring and window to front.

BATHROOM

Fully tiled with white suite comprising panelled bath, low level WC and wash hand basin. Heated towel rail and window to the side.

OUTSIDE

The established front garden is mainly laid to lawn and bordered by mature hedging. This generous plot enjoys sunshine throughout the day.

Leading off the living room and bedroom is an enclosed terrace with wooden fencing and laid to paving.

The property has allocated parking for one car off Twfords Way. The property is approached via a sweeping footpath.

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 B - 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.

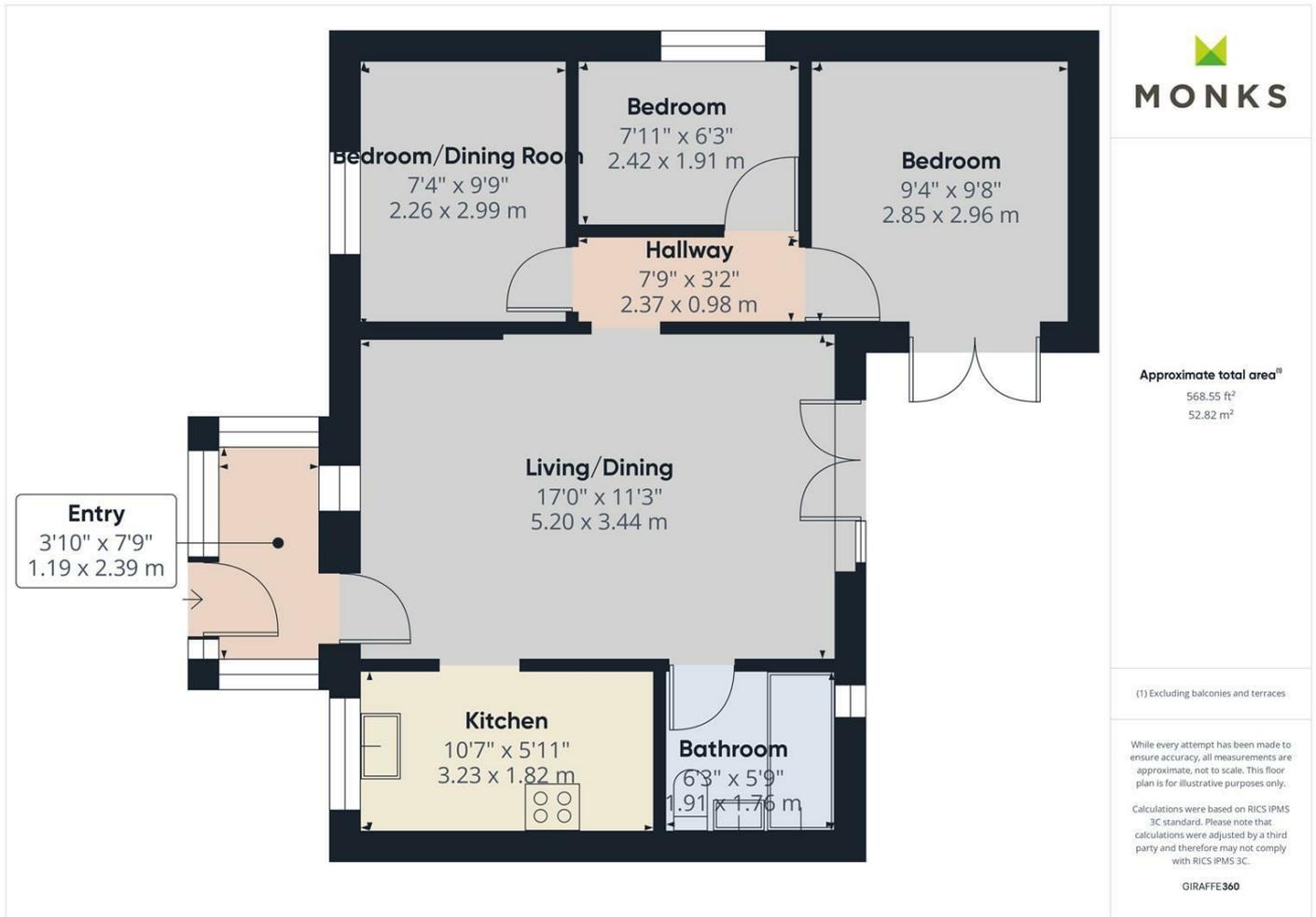
NEED TO CONTACT US

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

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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		88
(81-91) B		
(69-80) C		69
(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	

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.