

15 Westmoreland Mews Shrewsbury SY1 2RH



2 Bedroom Bungalow - Semi Detached
Offers In The Region Of £210,000

The features

- EXCELLENT 2 BEDROOM DORMER BUNGALOW
- RECEPTION HALL, LOUNGE, CONSERVATORY/DINING ROOM
- FIRST FLOOR BEDROOM AND SHOWER ROOM
- PARKING FOR TWO CARS
- VIEWING RECOMMENDED
- ENVIABLE LOCATION, CLOSE TO THE TOWN AND RAILWAY STATION
- KITCHEN, CLOAKROOM AND GROUND FLOOR BEDROOM
- ENCLOSED REAR GARDEN
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING C



*** 2 BEDROOM DORMER BUNGALOW ***

An excellent opportunity to purchase this neatly presented 2 bedroom dormer bungalow offering versatile living and ideal for first time buyer or those looking to downsize.

Occupying an enviable tucked away position in this much sought after location, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent local amenities on hand a pleasant stroll from the Town Centre and Railway Station.

The accommodation briefly comprises Reception Hall, Lounge, Dining/Conservatory, Kitchen, Ground Floor Bedroom and Cloakroom, First Floor Bedroom and Shower Room.

The property has the benefit of gas central heating, double glazing, parking for two and enclosed garden.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable position in this sought after location ideally placed a short stroll from the Railway Station and Town Centre. There are good local facilities on hand including primary schools, supermarket, restaurants and public houses along with ease of access to the A5/M54 motorway network.

RECEPTION HALL

Covered entrance with door opening to Reception Hall.

KITCHEN

Attractively fitted with range of units incorporating single drainer sink with mixer taps set into base cupboard.. Further range of units comprising cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and eye level wall units over. Window to the front.

LOUNGE

having window to the rear. Wooden fire surround housing ornamental fire, wooden floor covering, media point. Radiator, sliding patio doors to

CONSERVATORY/DINING ROOM

A generous sized addition, being of brick and sealed unit double glazed construction with tiled floor and doors opening to the garden.

CLOAKROOM

with WC and wash hand basin.

BEDROOM 2

with window to the front. Radiator, wooden effect flooring.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

BEDROOM 1

An excellent sized room with window to the front and velux roof light to the rear, built in storage cupboard, radiator.

SHOWER ROOM

with fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, velux roof light to the rear.

OUTSIDE

To the front of the property are the parking spaces with gravelled forecourt. The Rear Garden has been laid for ease of maintenance to paved sun terrace, shaped flower and shrub beds 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 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 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.

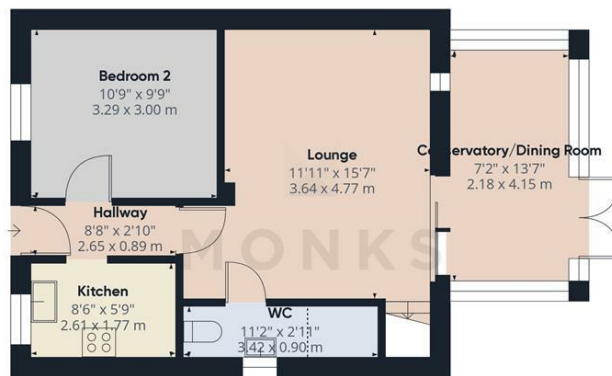
NEED TO CONTACT US

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

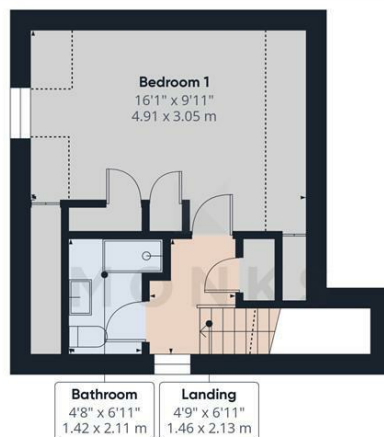
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Floor 0



Floor 1



Approximate total area⁽¹⁾

802.34 ft²
74.54 m²

Reduced headroom

55.04 ft²
5.11 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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) A		86
(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 (CO₂) 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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