

9 Lacon Drive Wem Shrewsbury SY4 5JA



3 Bedroom Bungalow - Detached
Offers In The Region Of £340,000

The features

- STYLISH AND CONTEMPORARY 3 BEDROOMED BUNGALOW
- ENVIABLE LOCATION CLOSE TO ALL AMENITIES
- BEAUTIFULLY FITTED KITCHEN/BREAKFAST ROOM WITH APPLIANCES
- 2 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- VIEWING TRULY ESSENTIAL
- HAVING UNDERGONE COMPLETE MODERNISATION
- RECEPTION HALL, GOOD SIZED LOUNGE
- PRINCIPAL BEDROOM WITH STUNNING BATHROOM
- DRIVEWAY WITH AMPLE PARKING, GARDEN IDEAL FOR ENTERTAINING
- EPC RATING E



*** TRULY STUNNING 3 BEDROOMED DETACHED BUNGALOW ***

This fabulous and stylish home has just undergone complete modernisation and offers spacious and light accommodation finished to an exceptional standard of specification which truly must be viewed to be fully appreciated.

Occupying an enviable position in this much sought after location, a short stroll from amenities including the Railway Station which has excellent links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, good sized Lounge, beautifully fitted Kitchen/Breakfast Room, Principal Bedroom with en suite, 2 further double Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking and lovely landscaped gardens, perfect for those who love to dine alfresco.

Viewing essential.

Property details

LOCATION

The property occupies a truly enviable position in a sought after area on the edge of the popular North Shropshire Market Town of Wem, which boasts a wealth of excellent amenities including Schools, Supermarket, Post Office, Town Hall, Churches and Doctors along with Railway Station with direct links to Crewe and London and the nearby County Town of Shrewsbury.

RECEPTION HALL

Covered entrance with glazed side screen and door opening to spacious L-shaped Reception Hall with LVT flooring, radiator, access to roof space.

LOUNGE

having window overlooking the front, chimney breast with wooden ornamental fire surround, media point, radiator.

KITCHEN/BREAKFAST ROOM

Beautifully re-fitted with range of soft grey fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having range of integrated appliances including dishwasher, washing machine and fridge freezer each with matching fascia panels. Inset 4 ring hob with extractor hood over and double oven and grill beneath, deep tiled surrounds and matching range of eye level wall units. Breakfast unit with additional storage and over hang seating area, recessed ceiling lights, LVT flooring and double opening French doors with side screens opening onto the garden and decked sun terrace which is ideal for those who love to entertain and dine alfresco. Radiator.

BEDROOM 3/DINING ROOM

Having window overlooking the rear garden, radiator.

PRINCIPAL BEDROOM

A generous sized room having window overlooking the rear garden, Dressing Area with space for wardrobes, radiator.

EN SUITE BATHROOM

A beautifully appointed room finished to an exceptional standard with contemporary suite comprising feature free standing oval shaped bath having mixer taps and shower attachment, large walk in Shower with glazed doors and housing stainless steel shower panel with waterfall head and body jets, wash hand basin set into vanity with solid wood worksurface and double storage cupboard beneath and back lit mirror over, concealed WC. Wall mounted storage cupboards, heated towel rail and complementary tiled surrounds and flooring. Recessed ceiling lights, window to the front.

BEDROOM 2

Another good sized double room with window to the front, radiator.

BATHROOM

Again finished to a high standard of specification with

contemporary suite comprising panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC set into concealed surround with storage beneath, wall mounted back lit mirror, fully tiled walls and floor, recessed ceiling lights, heated towel rail. Window to the rear.

OUTSIDE

The property is approached over block paved driveway which provides parking for several cars and is enclosed with brick walling with decorative wrought iron fencing. Side pedestrian access leads to the Rear Garden which has been landscaped for those who love to entertain outdoors. Having large decked sun terrace with covered area immediately adjacent to the Kitchen, for all weather dining and additional raised decked area to the rear, each of which take advantage of the days sun. Good sized lawn with raised flower beds and pathway leading to the garden storage shed. Enclosed with wood fencing, outside lighting.

GENERAL INFORMATION

ENURE

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 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

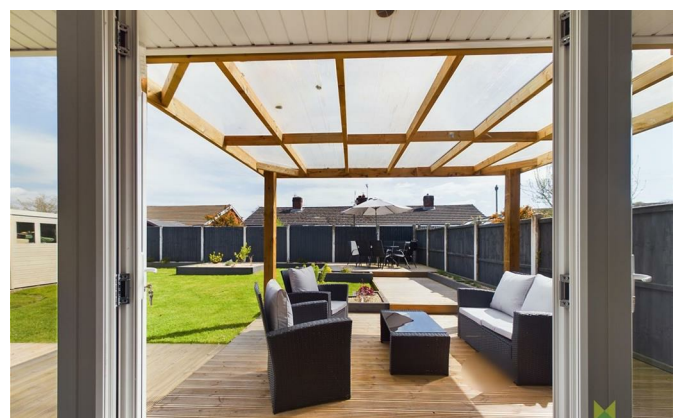
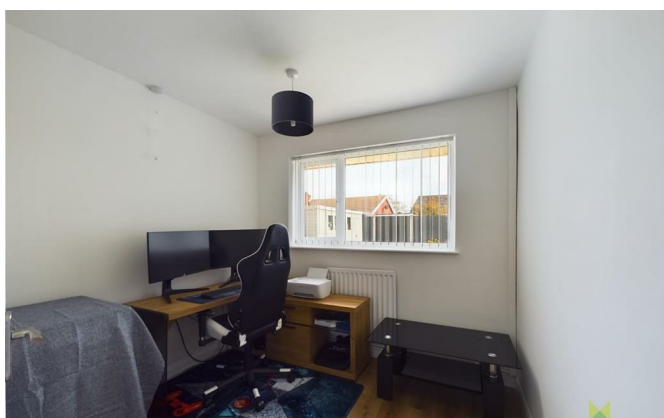
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

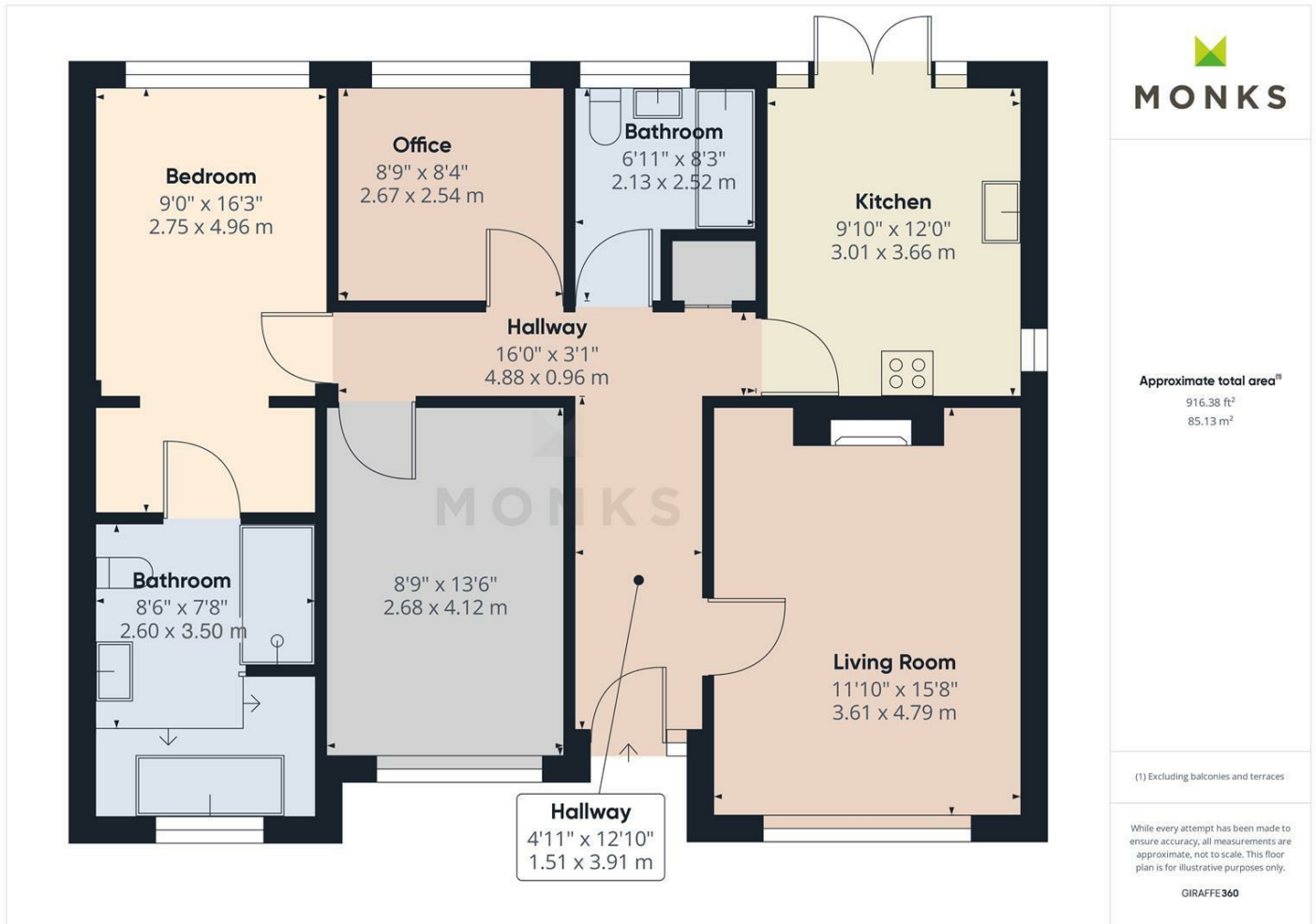
NEED TO CONTACT US

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.

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