

88 White Lodge Park Shawbury Shrewsbury SY4 4NU



2 Bedroom Bungalow - Semi Detached
Offers In The Region Of £247,750

The features

- IMMACULATELY PRESENTED SEMI DETACHED BUNGALOW
- ENVIABLE CUL DE SAC LOCATION IN POPULAR VILLAGE
- DINING/SITTING ROOM, 2 DOUBLE BEDROOMS AND SHOWER ROOM
- GOOD SIZED REAR GARDEN
- VIEWING RECOMMENDED
- IMPROVED AND EXTENDED TO PROVIDE VERSATILE LIVING SPACE
- GOOD SIZED LOUNGE, KITCHEN/BREAKFAST ROOM
- DRIVEWAY WITH PARKING
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING D



***** WELL PRESENTED SEMI DETACHED BUNGALOW *****

This immaculate semi detached bungalow has been extended to provide spacious and versatile living, ideal for those looking to downsize.

Set on the edge of this popular, self sufficient village with excellent amenities and ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance Porch, Lounge, Sitting/Dining Room, large Breakfast Kitchen, 2 double Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking and good sized enclosed rear garden.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular village on the North Eastern edge of the Town with ease of access to the A5/M54 motorway network, Shrewsbury, Telford, Market Drayton and The Potteries.

Shawbury boasts an excellent range of amenities including primary school, supermarket, post office, bakeries, restaurants/takeaways, hairdresser and doctors along with a regular bus service to the Town Centre.

ENTRANCE PORCH

Entrance door opening to spacious Entrance Porch with tiled floor and further door leading to

BREAKFAST ROOM

Fitted with range of shaker style units comprising cupboards and drawers with work surfaces over and having space for fridge/freezer. Ample space for dining table.

KITCHEN

With continuation of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for washing machine. Inset 4 ring hob with oven and grill beneath, tiled surrounds and matching range of eye level wall units. Window overlooking the front and French door leading to the garden.

LOUNGE

A good sized room with window overlooking the front, media point, radiator.

DINING HALL/SITTING ROOM

A lovely and light room with versatile use and having double opening French doors leading to the side. Radiator. Airing Cupboard.

BEDROOM 1

With window overlooking the rear garden, radiator.

BEDROOM 2

Again with window overlooking the rear garden, radiator.

SHOWER ROOM

With suite comprising fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property occupies an enviable cul de sac location,

approached over driveway with parking.

Side pedestrian access leads to the enclosed good sized Rear Garden which has been laid for ease of maintenance to large gravelled and paved areas with well stocked flower and shrub beds. Garden Summer House. Enclosed with wooden fencing and high hedging to the rear.

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.

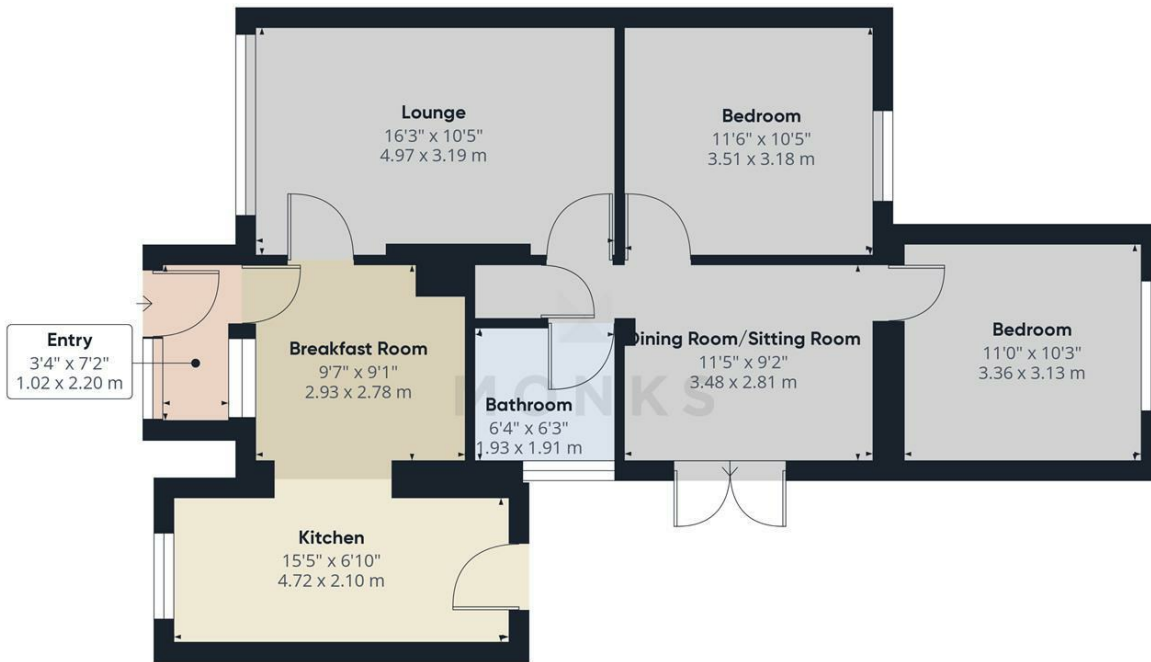
NEED TO CONTACT US

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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Approximate total area[®]
801.45 ft²
74.46 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.

GIRAFFE 360



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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	85

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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- 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.
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- 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.