

Lyndale Nook Lane Weston Shrewsbury SY4 5LP



3 Bedroom Bungalow - Detached
Offers In The Region Of £550,000

The features

- GARDENS AND PADDOCKS EXTENDING TO 6.5 ACRES
- 3 BEDROOM BUNGALOW WITH SCOPE FOR IMPROVEMENT
- LOUNGE, KITCHEN/BREAKFAST ROOM
- OPPORTUNITY TO EXTEND SUBJECT TO NECESSARY CONSENTS
- NO UPWARD CHAIN
- ENVIABLE SEMI RURAL LOCATION
- LARGE BRICK WORKSHOP AND RANGE OF OUTBUILDINGS
- 3 BEDROOMS AND SHOWER ROOM
- IDEALLY PLACED FOR COMMUTERS
- EPC RATING D



***** DETACHED BUNGALOW SET IN 6.5 ACRES *****

A unique opportunity to purchase this traditional 3 bedroom detached Bungalow set within gardens and adjoining paddocks of around 6.5 acres.

Offering scope for modernisation and extension, subject to the necessary consents with a range of outbuildings.

Occupying an enviable semi rural location surrounded by open farmland and providing ease of access to the A49 and nearby market Towns of Wem and Whitchurch.

Reception Hall, Lounge/Dining Room, Kitchen/Breakfast Room, 3 Bedrooms and Shower Room. Range of outbuildings including a large brick built Workshop and open fronted Barn.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable semi rural location, surrounded by lovely open countryside and ideally placed for Shrewsbury, Wem and Whitchurch. For commuters there is ease of access to the A5/M54 motorway network.

Directions - From the A49 turn into Nook Lane and continue to the top of the lane, bearing left where the property will be found after a short distance indicated by our board.

RECEPTION HALL

Recessed entrance with door opening to Reception Hall off which lead

LOUNGE/DINING ROOM

A good sized room naturally well lit by bay window to the front and further window to the side. Brick fireplace with open grate, parquet wood block floor, radiator.

KITCHEN/BREAKFAST ROOM

with range of units incorporating sink unit set into base cupboard, further range of cupboards and drawers with work surfaces over with space for appliances, inset 4 ring hob with oven and grill beneath, tiled surrounds and matching eye level wall units, tall shelved larder unit, quarry tiled floor, window to the side and door to

REAR PORCH

with door leading to garden.

BEDROOM 1

with bay window to the front, radiator.

BEDROOM 2

with window to the side, radiator.

BEDROOM 3

with window to the rear, radiator.

SHOWER ROOM

with shower cubicle with electric shower unit, wash hand basin and WC. Aqua board surrounds, window to the rear, radiator.

OUTSIDE

The property is set back from the lane, well screened with hedging and over driveway with parking. The gardens to the front are laid to lawn with flower and shrub beds and extend around the side and rear again laid to lawn.

The Land adjoining is a particular feature of the

property being laid to 3 separate paddocks which are accessed from either side of the bungalow through wrought iron farm style gates and lie directly behind one another, enclosed with fencing, gates and established hedging.

Range of outbuildings including an excellent brick built Workshop/Storage unit with power and lighting, open fronted barn and various stone, brick and timber outhouses.

We are advised the property extends in total to approximately 6.5 acres and we would recommend this is verified during pre-contract enquiries.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and 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 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

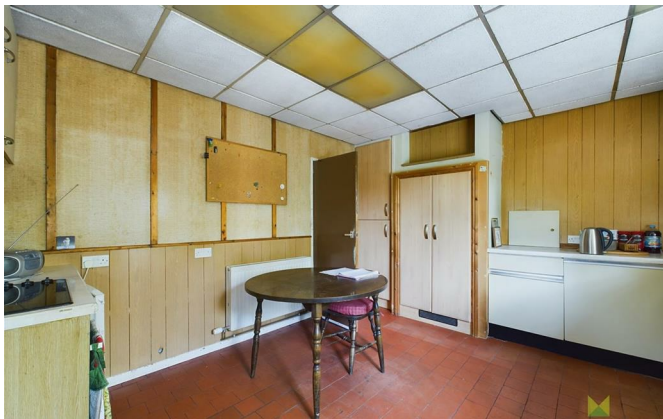
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

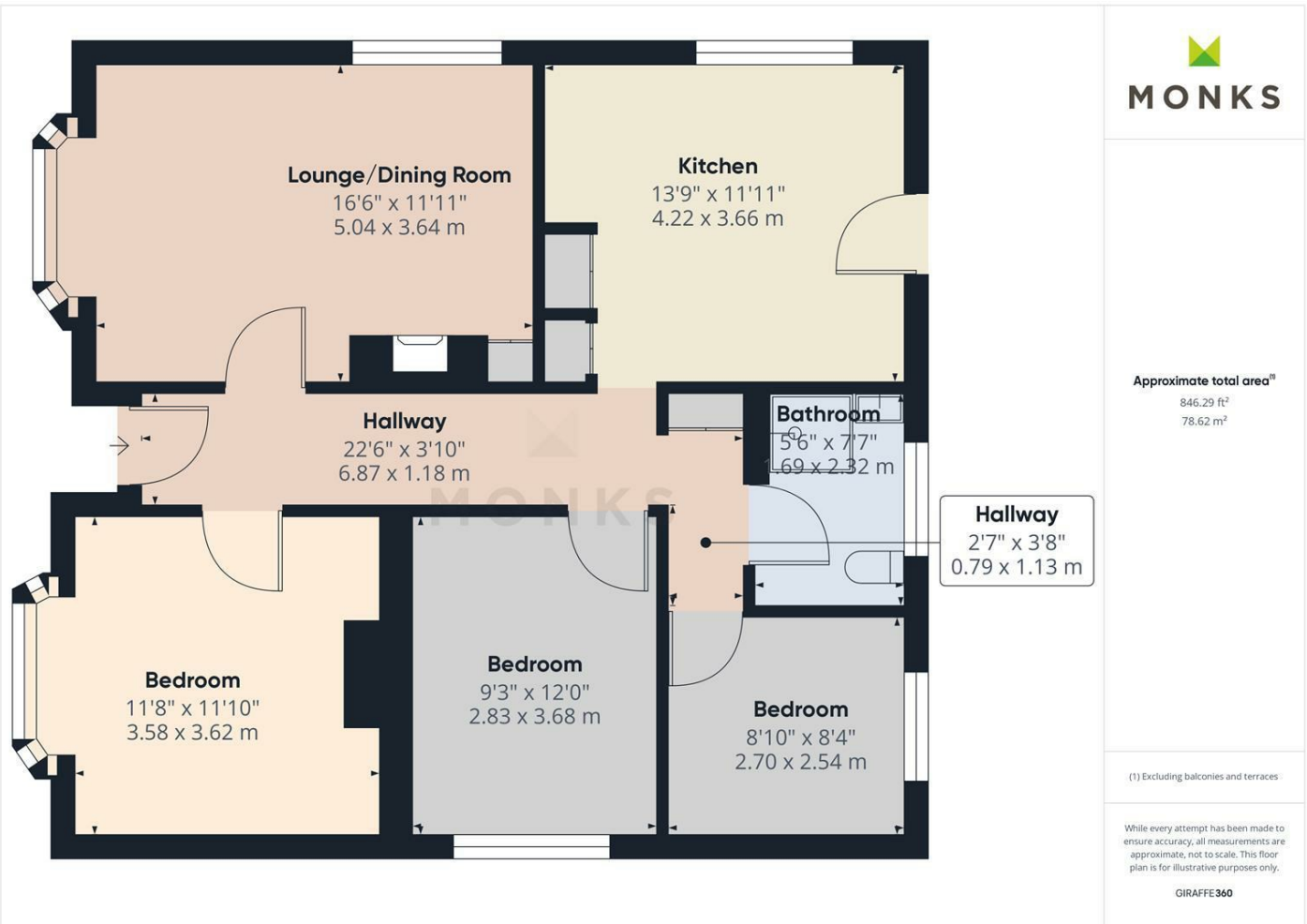
NEED TO CONTACT US

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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Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01939 234368
Email. info@monks.co.uk
Click. www.monks.co.uk


Wem office


13A High Street, Wem,
Shropshire, SY4 5AA

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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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.