

# 23 Eckford Park Wem Shrewsbury SY4 5HL



2 Bedroom Bungalow - Detached  
Offers In The Region Of £225,000

## The features

- DETACHED BUNGALOW WITH SCOPE FOR IMPROVEMENT
- GARDEN BORDERED BY THE RIVER RODEN
- GOOD SIZED LOUNGE AND DINING ROOM, KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE
- EPC RATING E
- ENVIABLE CUL DE SAC LOCATION CLOSE TO AMENITIES
- SPACIOUS RECEPTION HALL
- 2 DOUBLE BEDROOMS AND BATHROOM
- NO UPWARD CHAIN



\*\*\* LOVELY LOCATION ALONGSIDE THE RIVER RODEN \*\*\*

Offered for sale with no upward chain the spacious 2 bedroom Detached Bungalow offers scope for modernisation and improvement.

Occupying an enviable position in this quiet cul de sac in the heart of this popular market Town, ideally placed for all of its local amenities.

The accommodation briefly comprises Reception Hall, good sized Lounge with Dining area off, Kitchen, 2 double Bedrooms and Bathroom.

The property has the benefit of central heating, driveway with parking, Garage and enclosed Rear Garden bordered by the River Roden.

No upward chain.

## Property details

### LOCATION

Occupying a truly enviable position, tucked away in this much sought after location on the edge of the busy north Shropshire Market Town. Wem boasts excellent amenities including Supermarket, independent Shops, Schools, Doctors, Restaurants and Take away's and has a regular bus service and a pleasant drive from the County Town of Shrewsbury. Wem also has its own Railway Station with links to Shrewsbury, Crewe and London.

### ENTRANCE PORCH

Double opening doors with porch and door to

### RECEPTION HALL

A spacious Reception Hall with Cloaks Cupboard and Airing Cupboard.

### LOUNGE

An excellent sized room having windows to the front and side, radiator, media point.

### DINING ROOM

with window to the front and sliding patio doors onto the gardens, radiator.

### KITCHEN

with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances, window to the side and door to

### SUN ROOM

with door opening to the garden.

### BEDROOM 1

A generous sized double room with window to the rear with outlooks over the garden, radiator.

### BEDROOM 2

Again a generous double room with window to the rear, radiator.

### BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Window to the side.

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage. The Front Garden is laid to lawn with flower and shrub beds. Side pedestrian access leads around to the Rear Garden which is laid mainly to lawn and runs down to the River Roden.

### 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 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

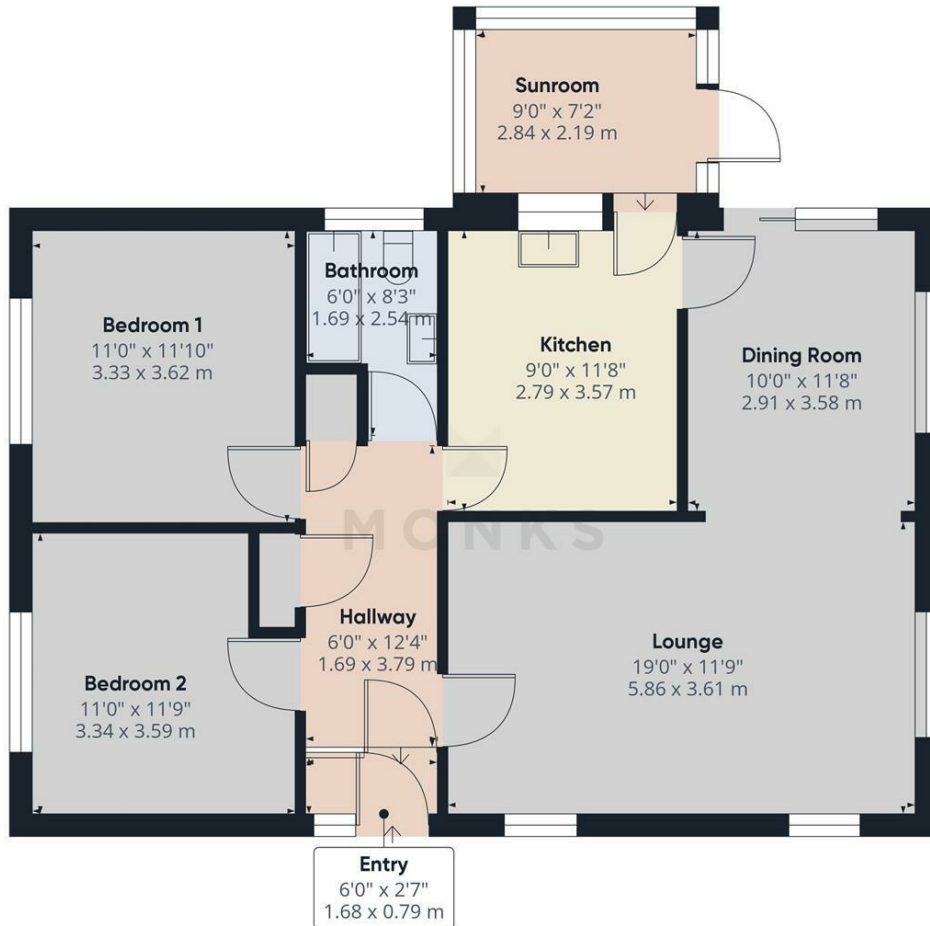
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



## 23 Eckford Park, Wem, Shrewsbury, SY4 5HL.

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Approximate total area<sup>m</sup>  
924.3 ft<sup>2</sup>  
85.87 m<sup>2</sup>

(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.

GIRAFFE360



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## Get in touch

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.
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