

The Croft Tilley Wem Shrewsbury SY4 5HE



3 Bedroom Bungalow - Detached
Offers In The Region Of £425,000

The features

- TWO GROUND FLOOR BEDROOMS
- SPACIOUS FIRST FLOOR PRINCIPAL BEDROOM
- BATHROOM AND SHOWER ROOM
- VERSATILE RECEPTION ROOMS
- NO UPWARD CHAIN
- GENEROUS ROOM SIZES
- OPEN REAR ASPECT WITH COUNTRYSIDE VIEWS
- CONVENIENT EDGE OF VILLAGE LOCATION
- GROUNDS, GARDENS AND PADDOCK IN TOTAL AROUND 0.44 ACRE
- EPC RATING D



**** DORMER BUNGALOW WITH SCOPE FOR MODERNISATION WITH GARDEN AND PADDOCK****

A wonderfully proportioned dormer bungalow standing in generous grounds which offer both formal gardens and an enclosed paddock which total 0.44 acre in all. The property offers an exciting opportunity to acquire a mature dwelling with the potential for further modernisation or remodelling and being set in a charming semi-rural location.

The accommodation in brief comprises: Reception Hallway, Living Room, Study, Kitchen/Dining Room, Utility Room, Two ground floor Bedrooms, Shower Room, WC, first floor Principal Bedroom with Bathroom.

The property has oil fired central heating, double glazing, driveway parking and a detached garage.

Viewing highly recommended to appreciate both the potential and the edge of village setting.

Property details

LOCATION

The property occupies an enviable position in the hamlet of Tilley, nearby to the popular market town of Wem which offers an excellent range of facilities including shops, schools, doctors, supermarket and railway station. There is easy access to the nearby thriving county town of Shrewsbury which is approximately ten miles south.

RECEPTION HALLWAY

A wonderfully wide hallway with storage cupboard and off which radiates the ground floor accommodation.

LIVING ROOM

With bay window to the front and feature fireplace housing log burning stove. French doors open into the

STUDY

A versatile room with glazed double doors onto the garden which could serve as a summer sitting room, study or play room.

OPEN PLAN KITCHEN/DINING ROOM

Extended under the current ownership to offer a light and generously proportioned open plan room overlooking the garden. The kitchen is fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances.

UTILITY ROOM

Linking through from the dining room and with door onto the patio. There is a countertop with space underneath for free standing appliances and a storage unit.

CLOAK ROOM

With WC and wash hand basin.

BEDROOM TWO

A double bedroom, flooded with light from the bay window and overlooking the front garden.

BEDROOM THREE

Another double bedroom with bay window to the front.

SHOWER ROOM

Fitted with a white suite comprising large walk in shower, wall hung wash hand basin and radiator. Fully tiled with window to the rear and linen cupboards.

FIRST FLOOR LANDING

With storage cupboards.

PRINCIPAL BEDROOM

A superb room of excellent proportions and two dormer windows overlooking the garden with far-reaching views over the neighbouring fields.

BATHROOM

Suite comprising panelled bath with direct mixer shower unit over, wash hand basin set into vanity and WC.

OUTSIDE

Approached over hardstanding there is driveway parking for a number of vehicles in front of the detached GARAGE.

The rear garden is mainly laid to lawn with an expanse of terrace extending from the property and being flanked by mature shrubbery and specimen trees. A pedestrian gate leads through to an enclosed paddock of around 0.26 acre which was previously used as an orchard.

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 mains electricity and water are connected. Oil fired central heating and private drainage to a septic tank which drains to a soakaway. We are advised that there is a right of access across the field at the rear to gain access for septic tank servicing.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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.

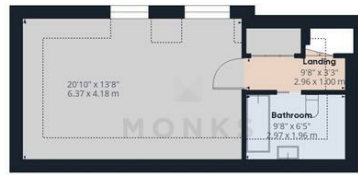
The Croft Tilley, Wem, Shrewsbury, SY4 5HE.

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1705.22 ft²
158.42 m²

Reduced headroom

140.9 ft²
13.09 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 are based on RICS IPMS 3C standard.

GIRAFFE360



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

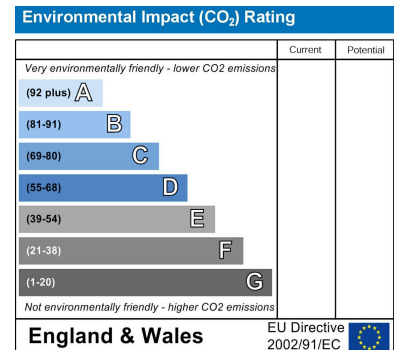
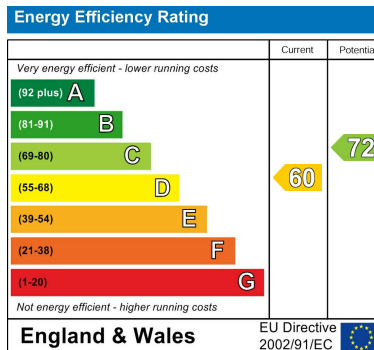
Wem office

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



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