

26 Ranford Way Wem SY4 5DF



2 Bedroom Bungalow - Detached
Guide Price £175,000

The features

- CUL-DE-SAC LOCATION
- NEARBY TO AMENITIES AND RAILWAY STATION
- WELL-BALANCED ACCOMMODATION
- DELIGHTFUL REAR GARDEN
- NO UPWARD CHAIN
- TWO/THREE BEDROOMS
- WET ROOM
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- EPC RATING C



***** TWO/THREE-BEDROOM BUNGALOW IN CUL-DE-SAC *****

An excellent opportunity to acquire this neatly presented semi-bungalow offering balanced accommodation and being set at the end of an enviable cul-de-sac location.

Occupying a convenient position only a short distance from an excellent range of local amenities and train station within this popular North Shropshire market Town.

The accommodation briefly comprises Entrance Hallway, Living Room, Kitchen/Breakfast Room, Two Bedrooms, Study/Bedroom Three and Wet Room.

The property has gas central heating, double glazing, driveway with parking and neatly kept mature gardens.

Viewing recommended and offered for sale with No Upward Chain.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town. Ideal for commuters with the Railway Station being a short distance away with links to the County Town of Shrewsbury, Crewe and London. Wem is a thriving and self-sufficient town with a range of excellent local amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall.

ENTRANCE HALLWAY

Approached via part glazed uPVC front door under covered porch.

LIVING ROOM

A spacious room with two large picture windows overlooking the garden and wall-mounted electric fire.

KITCHEN/BREAKFAST ROOM

Fitted with a range of wood effect base units under contrasting laminate worksurfaces incorporating a single stainless steel drainer sink. Space for free-standing appliances. Window to the front and door out to the garden.

PRINCIPAL BEDROOM

A double bedroom overlooking the garden with double built-in wardrobes.

BEDROOM TWO

Also with window overlooking the garden.

BEDROOM THREE/STUDY

With window to the front.

WET ROOM

A spacious wet room partly tiled with low level WC and wash hand basin. Window to the front.

OUTSIDE

At the front of the property is driveway parking flanked by lawn.

The enclosed rear garden is a blend of lawn, terrace and well-stocked borders offering seasonal interest. Two garden sheds and side-gated access.

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 tbc - 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.

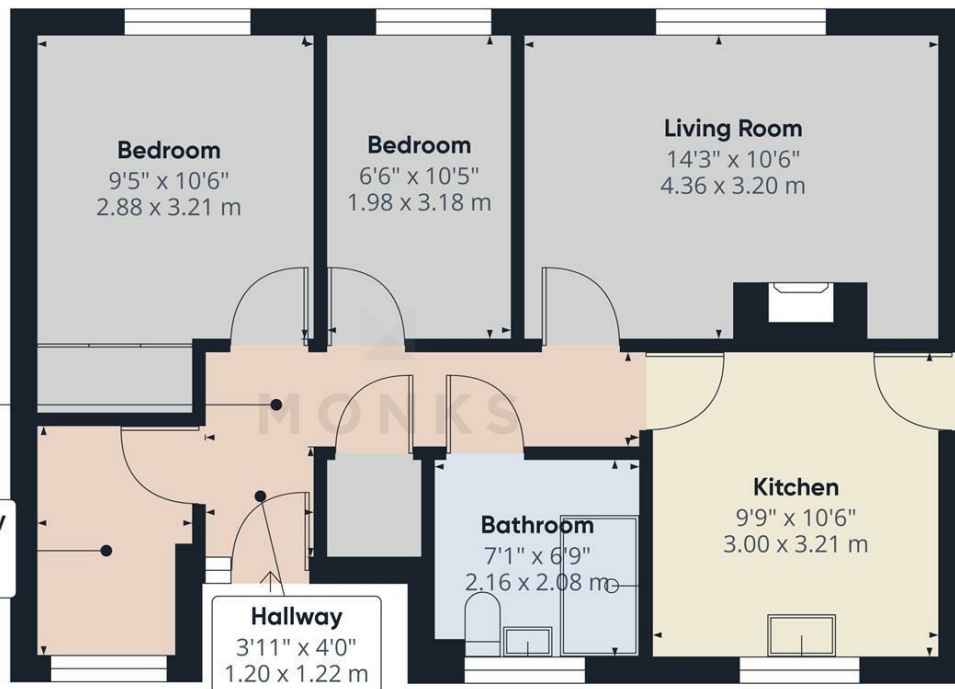
NEED TO CONTACT US

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[®]
592.24 ft²
55.02 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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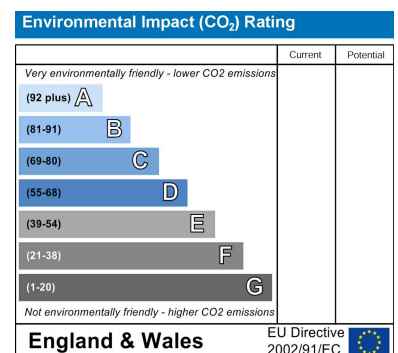
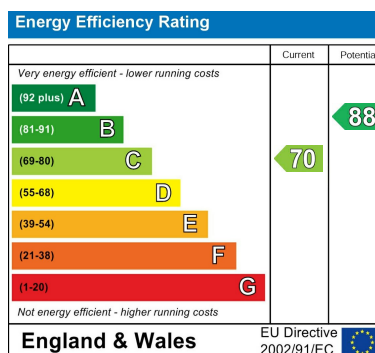
Wem office

13A High Street, Wem,
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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



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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- 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.

- 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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