

**The Meadows Lower Heath**  
**Prees Whitchurch**  
**SY13 2BJ**

3 bedroom Bungalow -  
Detached property  
Offers in the region of £575,000









**\*\* SOPHISTICATED SEMI-RURAL BUNGALOW WITH MATURE GARDENS AND ADJOINING Paddock \*\***

An elegant and seamlessly extended mature bungalow of superb proportions which has been sympathetically decorated throughout in a timeless 1930'S style décor offering deep skirting boards, picture rails and panelled doors with detailed hardware.

Well-suited to those downsizing yet requiring open space and ample storage, or to a growing family looking to keep small animals.

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.

The accommodation in brief comprises Entrance Hallway, Living Room, Family Room, Kitchen/Dining Room, Conservatory, Utility Area, Three double Bedrooms and a family Bathroom. Outside there is garaging, workshops, mature gardens and a paddock.

The property has oil fired central heating and double glazing throughout. The property stands within grounds and gardens with a separate paddock totalling approximately 1.69 acres in all.

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#### LOCATION

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

#### ENTRANCE HALLWAY

Approached via part glazed uPVC front door which opens into an entrance porch. Fluted glass door into the reception hallway off which radiates the accommodation and two useful storage cupboards.

#### LIVING ROOM

An elegant and beautifully lit dual aspect room with striking marble fireplace housing coal-effect electric fire.

#### FAMILY ROOM

A versatile through-room which could serve as a daily sitting room, study or play room. With coal effect electric fire set into Inglenook fireplace and window to side. door into the

#### REAR PORCH

Leading into the kitchen and conservatory with a large coat/store cupboard and

#### CLOAK ROOM

With low-level flush WC and hand wash basin. Partly tiled.

#### OPEN PLAN KITCHEN/DINING ROOM

Extended under the current ownership this sociable space is ideal for both every day living and larger scale entertaining. The kitchen is extensively fitted with a range of timeless shaker style cabinetry under contrasting worksurfaces incorporating 1.5 composite drainer sink and induction hob with extractor fan over. Integrated appliances include dishwasher, fridge freezer and double oven. There is a further range of high-level matching cupboards and extensive prep surfaces overlooking the garden. The dining area provides ample space for large table and chairs with views out over the garden.

#### CONSERVATORY

Laid to tiled flooring with patio door onto the garden. This large space combines a utility area to one end with countertops and space for washing machine and dryer underneath. Side door onto the driveway and door into the triple workshop.

#### PRINCIPAL BEDROOM

A generous and well lit dual step aspect room with built-in wardrobes.

#### BEDROOM TWO

Another well proportioned double room with range of inbuilt cabinetry and window to side.

#### BEDROOM THREE

A further light flooded double bedroom with built-in wardrobes and window overlooking the garden.

#### BATHROOM

Fitted with a contemporary white suite incorporating large walk-in shower with mixer shower head over, low level flush WC, bidet and hand wash sink set into vanity unit. Partly tiled with large heated towel rail.

#### GARDENS, GROUNDS AND PADDOCK

The property is approached over hardstanding providing ample parking for several vehicles in front of a triple bay garage (partly split for storage).

The front garden is laid to lawn and bordered by flowerbeds well stocked with seasonal flowering plants and perennials. The front boundary is partly walled and partly fenced.

The enclosed rear garden is a delightful blend of lawn terracing well stocked flowerbeds and mature shrubs in specimen trees. Views over open farmland and Hawkstone Follies can be enjoyed throughout the gardens.

To the south western boundary is an enclosed paddock with direct access from the garden and road.

Approximately 1.69 acres in all with the paddock at around half of the plot total.

#### 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 electric and water main services are connected. The central heating is oil fired.

#### 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/buy/mortgage-calculator/) 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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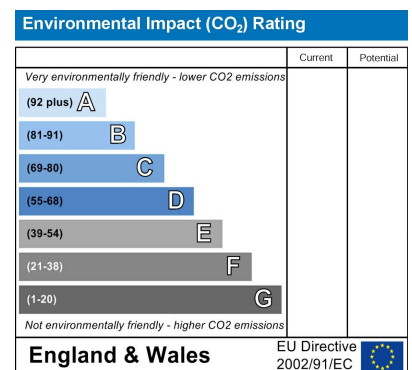
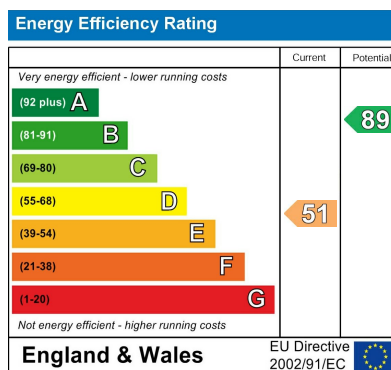
**Wem office**

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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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