

79 Trentham Road Wem Shrewsbury SY4 5HN



2 Bedroom Bungalow - Detached
Offers In The Region Of £230,000

The features

- TWO BEDROOM DETACHED BUNGALOW
- OFFERING SOME SCOPE FOR IMPROVEMENT
- 2 DOUBLE BEDROOMS AND SHOWER ROOM
- GARDENS TO THE FRONT AND REAR
- PERFECT FOR THOSE LOOKING TO DOWNSIZE
- ENVIABLE CORNER PLOT CLOSE TO AMENITIES
- HALL, LOUNGE/DINING ROOM, KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE WITH ELECTRIC DOOR
- NO UPWARD CHAIN
- EPC RATING E



*** ENVIALE CORNER PLOT - NO UPWARD CHAIN ***

An opportunity to purchase this 2 bedroom detached Bungalow offered for sale with no upward chain and ideal for those looking to downsize.

Set in this much sought after location ideally placed for amenities and a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, Lounge/ Dining Room, Kitchen, 2 double Bedrooms and Shower Room.

The property has the benefit of double glazing, driveway with parking, garage and enclosed garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

RECEPTION HALL

With double glazed door opening to Reception Hall.

LOUNGE/DINING ROOM

having sliding patio doors leading onto the garden, media point.

KITCHEN

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, tiled surrounds and range of eye level wall units. Airing Cupboard and window overlooking the rear garden.

INNER HALL

with access to roof space and off which lead

BEDROOM 1

with window overlooking the front.

BEDROOM 2

with window overlooking the front

SHOWER ROOM

with suite comprising large shower cubicle with electric unit, wash hand basin and WC. Window to the side.

OUTSIDE

The property occupies an enviable corner plot and is approached over driveway with parking and leading to the Garage with up and over electric door, power and lighting. The Front Garden is laid to shaped lawn. Side pedestrian access leads to the Rear Garden which is laid to paved sun terrace and shaped lawn with flower and shrub beds, enclosed with wooden fencing and offering a good level of privacy.

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](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

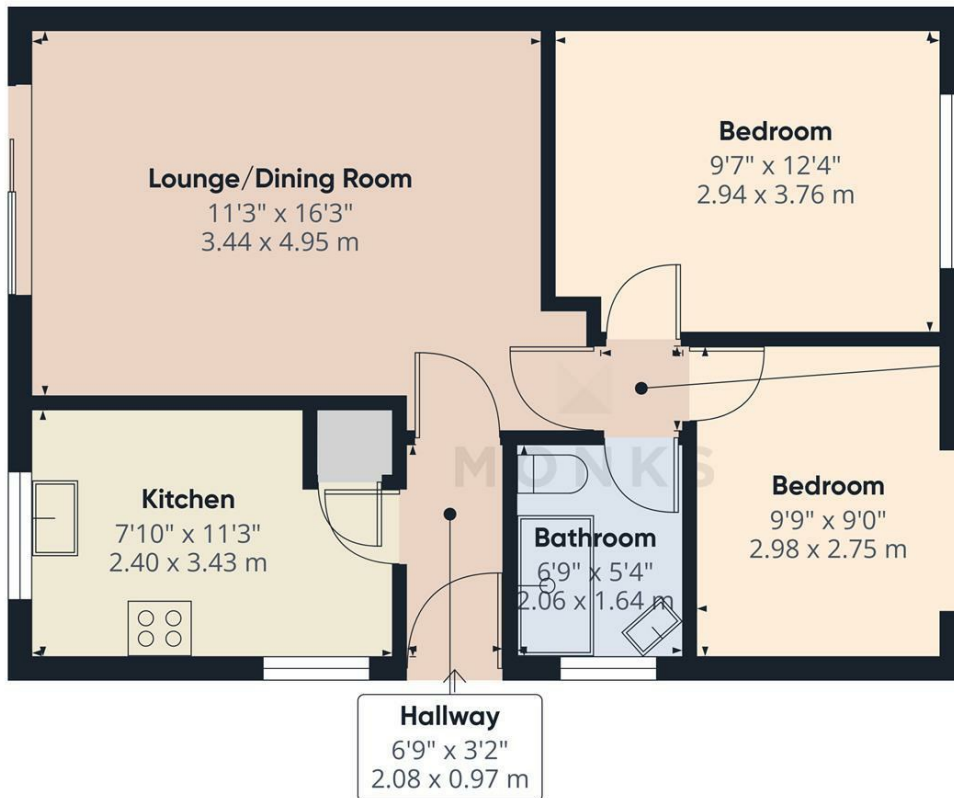
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





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Approximate total area⁽¹⁾
550 ft²
51 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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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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	54
(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

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.