

14 Sun Grove Wem Shrewsbury SY4 5HH



3 Bedroom House - Detached
Guide Price £325,000

The features

- EXTENDED DETACHED BUNGALOW
- EDGE OF TOWN LOCATION
- GENEROUSLY PROPORTIONED
- NEATLY PRESENTED AND MODERNISED
- NO UPWARD CHAIN
- THREE BEDROOMS, BATH AND SHOWER ROOMS
- SPACIOUS LIVING ROOM
- KITCHEN/DINING ROOM
- DRIVEWAY, GARAGE AND MATURE GARDENS
- EPC TBC



EXTENDED BUNGALOW WITH WELL-MAINTAINED GARDENS

A well-proportioned and extended three-bedroom bungalow offering light and spacious accommodation. Occupying a convenient position in this much sought after cul-de-sac location a short distance from the local amenities of this popular North Shropshire market Town.

The accommodation briefly comprises Entrance Hallway, Living Room, Kitchen/Dining Room, Three Bedrooms, En-suite Shower Room and Bathroom.

The property has gas central heating, double glazing, driveway with parking, garage and neatly kept gardens to the front, side and rear of the property.

Offered for sale with no upward chain.

Property details

LOCATION

The property occupies an enviable position in a popular enclave of homes on the peripherals of Wem. The area is ideal for families with nearby schooling and for commuters with the Railway Station a short drive away providing links to the County Town of Shrewsbury, Crewe and London. The local bus connects directly into the centre of Wem which offers an excellent range of facilities and amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and an active town hall. There is a regular bus service to nearby Shrewsbury.

RECEPTION HALLWAY

Part glazed uPVC front door opens into central hallway off radiate the reception and bedrooms.

LIVING ROOM

Generously proportioned and flooded with light from window to side and sliding doors onto the garden.

KITCHEN/DINING ROOM

Open plan kitchen and dining room. The kitchen is extensively fitted with a range of traditional wooden fronted cabinetry under contrasting works surfaces incorporating 1.5 ceramic drainer sink and four ring burner hob. There is an integrated oven and space for further freestanding appliances. Further range of eye matching cupboards and window overlooking the garden. Within the dining area is space for a table and chairs.

BEDROOM ONE

Principal bedroom. A well proportioned room with range of built-in cupboards and door into the

EN-SUITE SHOWER ROOM

Ensuite shower room. Partly tiled and fitted with suite comprising corner shower, low-level flush WC, hand wash basin and heated towel rail.

BEDROOM TWO

Bedroom two. Another double bedroom with built-in wardrobe and window to front.

BEDROOM THREE

A single bedroom with window to side.

BATHROOM

Bathroom. Fully tiled and fitted with white suite comprising paneled bath with shower over, low-level flush WC, hand wash basin and heated towel rail. Would affect flooring and window window to rear.

OUTSIDE

Approached over imprinted concrete driveway providing ample parking to the side of the property along with a car port and detached single GARAGE. The front garden is mainly laid to lawn and boarded by established shrub hedging.

The delightful enclosed rear garden is a blend of terracing, seating areas and lawn flanked by borders stocked with a variety of seasonal flowering perennials and mature shrubs.

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 D - 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

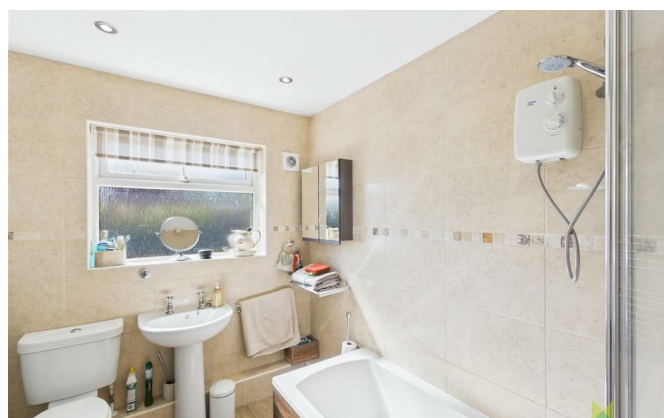
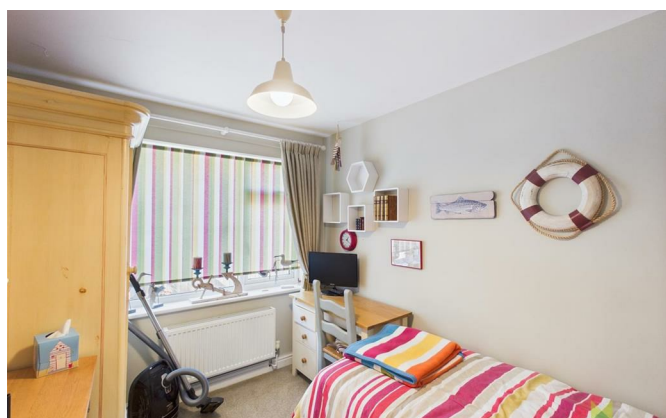
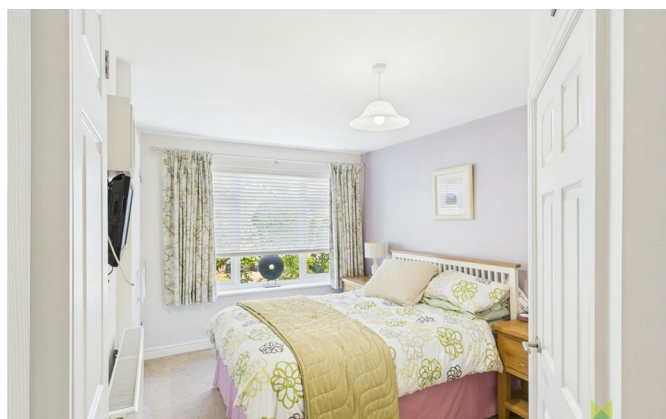
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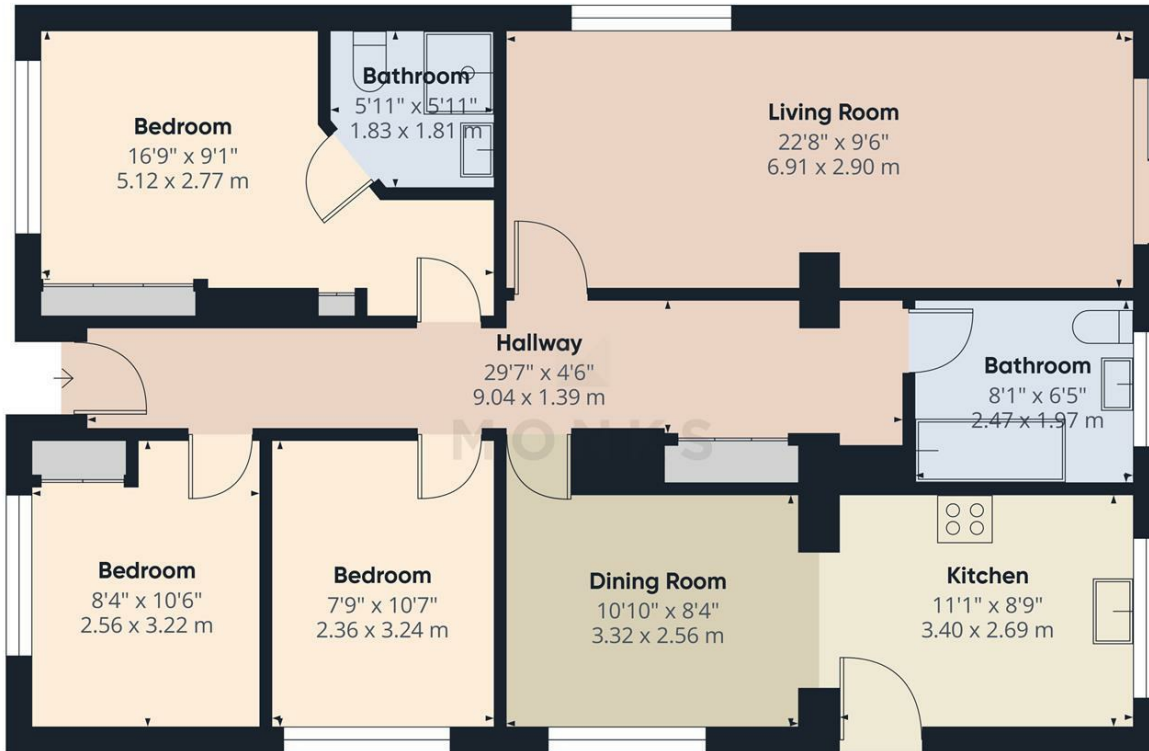
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Approximate total area⁽¹⁾
945 ft²
87.8 m²

(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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