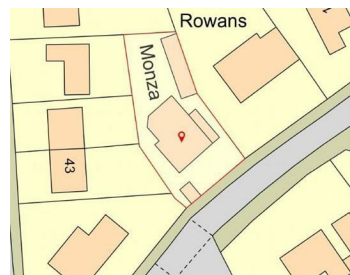


Monza, Windsor Lane, Bomere Heath, Shrewsbury,  
Shropshire, SY4 3NJ

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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**Offers In The Region Of £320,000**

Viewing: strictly by appointment through the agent



Offered For Sale with NO UPWARD CHAIN. This is a most spacious, well maintained and neatly presented, three bedroom dormer detached bungalow, with the added benefit of an additional adjoining one bedroom SELF-CONTAINED ANNEX. The property occupies a pleasing position in this sought after village location, having good local amenities and being well placed for easy access to the local bypass linking up to the M54 motorway network and the historic town centre of Shrewsbury. This property has been owned by the same family since the property was built in the early 1960's. Early viewing of this versatile property comes highly recommended by the sole selling agent.

#### Accommodation

Entrance porch, reception hallway, lounge, kitchen / diner, ground floor bedroom, re-fitted ground floor bathroom with Sauna, first floor landing, two further double bedrooms (one of which has an en-suite shower room), self contained annex comprising: entrance hallway, living area with kitchen, double bedroom, en-suite wet room, front and attractive rear enclosed gardens, generous driveway, large tandem double sectional garage, upvc double glazing, gas fire central heating, solar panels, Viewing is highly recommended.

#### Entrance porch

Upvc double glazed entrance door gives access to entrance porch.

Having upvc double glazed windows. Upvc double glazed door with upvc double glazed windows to side gives access to:

#### Reception hallway

Having parquet wooden flooring, radiator, cloaks cupboard, under stairs storage cupboard. Door to:

#### Study

7'4 x 5'11

Having vinyl wood effect floor covering.

Door from reception hallway gives access to:

#### Lounge

14'0 x 13'7

Having two upvc double glazed windows, wood burning stove, radiator.

Door from reception hallway gives access to:

#### Kitchen / diner

13'7 x 10'9

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, glass display cabinet, corner display unit, upvc double glazed window to side, tiled splash surrounds, space for table and chairs, radiator, tiled floor, dado rail, space for appliances and concealed cooker canopy. Intrer-connecting part glazed wooden framed door to self-contained annex.

From reception hallway doors then give access to bedroom and a large bathroom with Sauna.

#### Bedroom

10'11 x 10'9

Having upvc double glazed French doors to the front, upvc double glazed window to side, dado rail, contemporary wall-hung radiator.

#### Bathroom with Sauna

10'3 x 9'10

Having a Jacuzzi corner bath, seperate tiled shower cubicle, low flush WC, pedestal wash hand basin, a FINNOLNE Sauna, tiled floor, fully tiled to walls, recessed spotlights and coving to ceiling, upvc double glazed window to side.

From reception hallway stairs rise to:

#### First floor landing

Having eaves storage, doors then give access to two bedrooms.

#### Bedroom

12'2 x 11'8

Having part sloping ceilings, roof window with black out blind, eaves storage, radiator. Door to:

#### En-suite shower room

Having tiled shower cubicle, low flush WC, wall mounted wash hand basin, roof windows to front and rear, fully tiled to walls, wall-hung heated chrome style towel rail, wooden panelled wall (behind this is two gas firedcombination boilers providing domestic hot water and heat to the main property and annex).

#### Bedroom

11'5 x 10'9

Having part sloping ceilings, upvc double glazed window to side, eaves storage, radiator.

#### Self-contained annex

Upvc double glazed door gives access to:

#### Hallway

Having radiator, coving to ceiling. Part glazed wooden framed door from hallway gives access to:

#### Open plan living area with kitchen

16'9 max x 9'9

#### The living area

Comprises: wood effect flooring, upvc double glazed window to side, upvc double glazed French doors giving access to the rear gardens, radiator, coving to ceiling.

#### The kitchen area

Comprises: eye level and base units, fitted worktops with stainless steel sink drainer unit with mixer tap over, plate rack, display cabinet, tiled splash surrounds, wood effect flooring, coving to ceiling, wall-mounted digitally controlled heating control panel.

From living area door gives access to:

#### Bedroom

11'0 max x 10'9 max

Having upvc double glazed window to rear, coving to ceiling, radiator, wood effect flooring. Sliding door from bedroom gives access to:

#### En-suite wet room

Having wall-mounted electric shower, wall-hung wash hand basin, low flush WC, part tiled to walls, non-slip floor covering, wall-mounted towel rail, upvc double glazed window, extractor fan and coving to the ceiling.

#### Outside

To the front of the property there is a partially enclosed lawned garden area with inset shrubs in addition to a tarmacadam area to the side. A brick paved pathway gives access to the front entrance porch. Double

timber gates then lead to a generous concrete driveway providing ample off street parking for the property with outside cold tap. Access is then given to the property's detached tandem double sectional garage.

#### Garage

39'11 x 9'5

Comprises: an up and over door and fitted power and light.

In between the house and garage access leads to the property's attractive rear gardens having a raised decked area, brick paved pathway, lawned garden, raised stoned beds with inset shrubs. The rear gardens are enclosed by fencing. Access to the self-contained access is via metal steps or an electronic wheel chair lift.

#### Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND C

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.


#### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (option 1 for sales).

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

