

# 23 Trentham Road Wem Shrewsbury SY4 5HN



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £280,000**

## The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- RECEPTION HALL WITH CLOAKROOM
- KITCHEN WITH OVEN AND HOB
- DRIVEWAY WITH PARKING, GARAGE AND ESTABLISHED GARDENS
- VIEWING RECOMMENDED
- GENEROUS SIZED 3 BEDROOM DETACHED BUNGALOW
- LARGE L-SHAPED LOUNGE/DINING ROOM
- 3 BEDROOMS AND SHOWER ROOM
- ENVIABLE LOCATION CLOSE TO AMENITIES
- EPC RATING E



**\*\*\* DETACHED BUNGALOW ON CORNER PLOT \*\*\***

An opportunity to purchase this generous sized 3 bedroom detached bungalow offering some scope for modernisation - ideal for those looking to downsize yet still require space.

Occupying an enviable corner plot, being a short stroll from a full range of amenities including shops, supermarket, schools, doctors, recreational facilities and bus service. For commuters the Railway Station provides links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, Cloakroom, good sized L-shaped Lounge/Dining Room, Kitchen with oven and hob, 3 good sized Bedrooms and Shower Room.

The property has storage heating, double glazing, driveway with parking, garage and good sized rear garden.

No upward chain.

## Property details

### LOCATION

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### ENTRANCE PORCH

Sealed unit double glazed door to Entrance Porch with further wooden and glazed door to

### RECEPTION HALL

with storage heater.

### CLOAKROOM

with suite comprising WC and wash hand basin, window to the rear.

### LOUNGE/DINING ROOM

A generous L shaped room naturally well lit with window and double opening French doors to the rear garden. Ornamental fire surround, media point, storage heaters.

### KITCHEN

Fitted with range of light fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, inset 4 ring hob with extractor hood over and drawers beneath and eye level oven and grill with cupboards above and below. Tiled surrounds and matching eye level wall units and tall shelved larder unit. Window and door to the side.

### INNER HALL

off which lead

### BEDROOM

A double room having window overlooking the front, range of fitted wardrobes with central bed head recess, storage heater.

### BEDROOM

Another double room with window to the front, range of fitted wardrobes, storage heater.

### BEDROOM

with window to the side, fitted wardrobes, storage heater.

### BATHROOM

with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC set into concealed vanity with storage, heated towel rail. Complementary tiled surrounds, window to the side.

### OUTSIDE

The property occupies an enviable corner plot and approached over driveway with parking and leading to Garage with up and over door, power and lighting. The Front Garden is laid to two shaped lawns. Side pedestrian access leads to the good sized enclosed rear garden which offers a good level of privacy and laid to large paved sun terrace, lawn and well stocked flower, shrub and herbaceous beds with inset specimen trees, enclosed with wooden fencing.

### 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

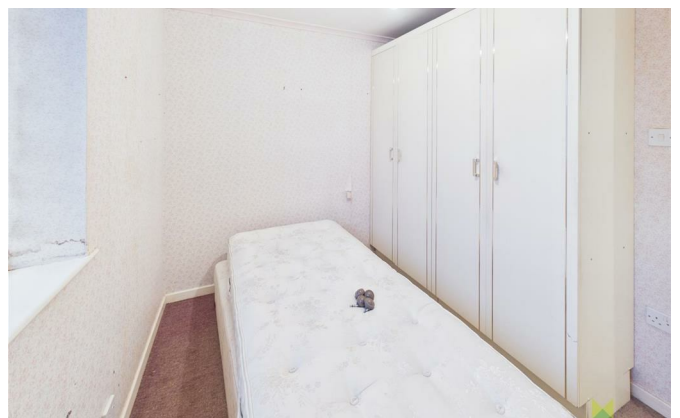
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

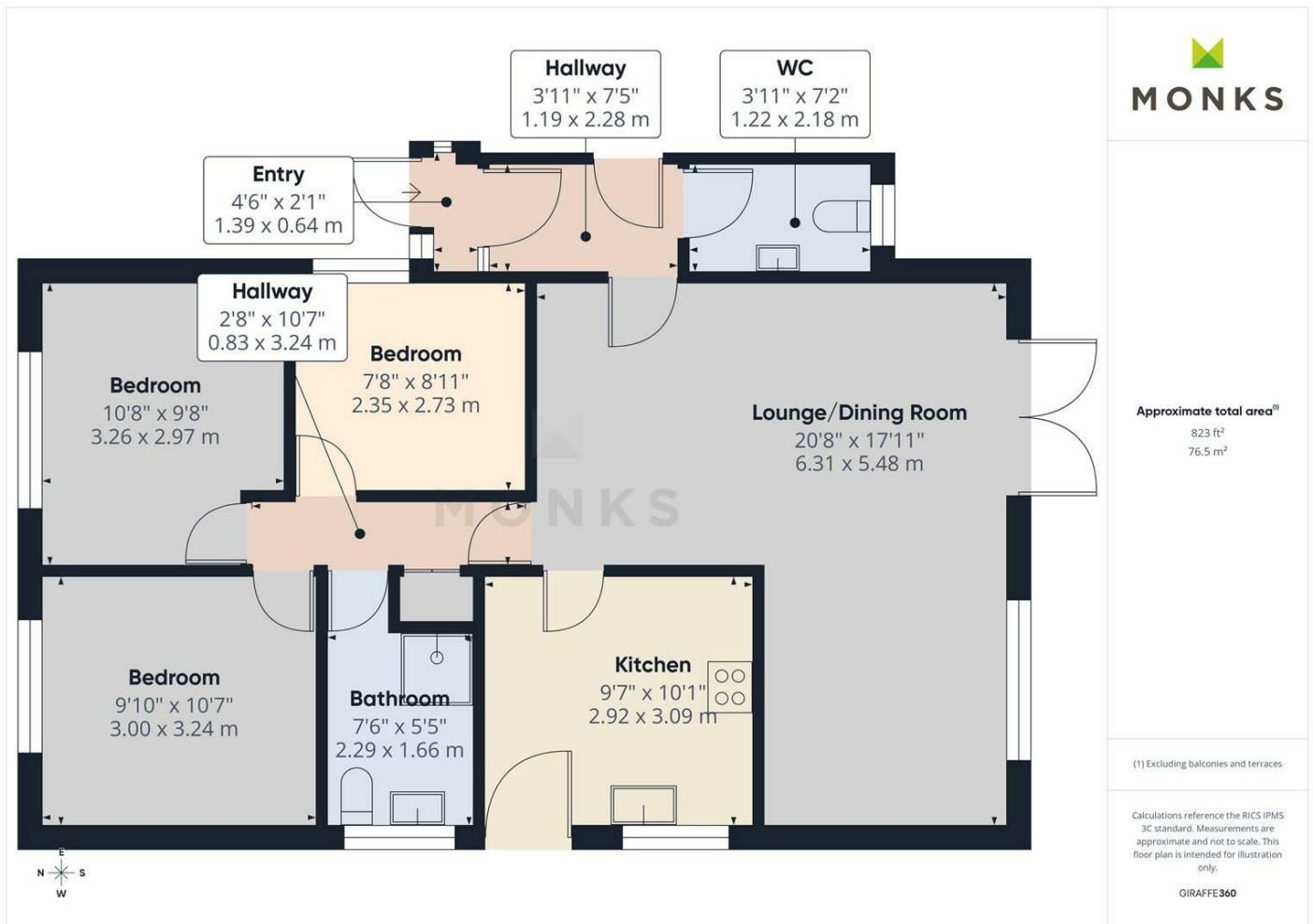
#### NEED TO CONTACT US

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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Offers In The Region Of £280,000





## Judy Bourne

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## Get in touch

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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