

46 Adams Ridge Shrewsbury SY3 7TZ



2 Bedroom Bungalow
Offers In The Region Of £260,000

The features

- IMMACULATELY PRESENTED 2 BEDROOM BUNGALOW
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- ATTRACTIVE KITCHEN WITH OVEN AND HOB
- PARKING SPACE AND PRIVATE ENCLOSED REAR GARDEN
- EPC RATING TBC
- ENVIABLE LOCATION CLOSE TO THE TOWN AND AMENITIES
- GOOD SIZED LOUNGE/DINING ROOM
- 2 GENEROUS BEDROOMS AND RE-FITTED SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED



***** IMPRESSIVE 2 BEDROOM BUNGALOW - CUL DE SAC LOCATION *****

An excellent opportunity to purchase this immaculately presented, newly decorated and carpeted 2 bedroom bungalow - perfect for those looking to downsize.

Occupying an enviable cul de sac location in this much sought after location being close to a range of amenities including supermarkets and a short stroll to Shrewsbury town centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance vestibule, good sized Lounge/Dining Room, attractive fitted Kitchen with range of appliances, large Conservatory, 2 generous Bedrooms and well appointed re-fitted Shower Room.

The property has the benefit of gas central heating, double glazing, parking and enclosed rear garden which offers a good level of privacy.

Viewing highly recommended.

Property details

LOCATION

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ENTRANCE

Door leads to Entrance vestibule with radiator.

LOUNGE/DINING ROOM

A spacious light room with window overlooking the front, wall mounted contemporary fire, media point, radiator.

KITCHEN

Attractively fitted with range of white fronted high gloss units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood above and oven and grill beneath, integrated fridge freezer and washing machine with matching fascia panels. Tiled surrounds and eye level wall units. Window and door to

LARGE CONSERVATORY

being of sealed unit double glazed construction with lovely aspect over the garden, power and lighting, radiator.

BEDROOM 1

a generous double room with window to the rear, radiator.

BEDROOM 2

having window to the front, radiator.

SHOWER ROOM

A well appointed room attractively re-fitted with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC set into concealed vanity, complementary tiled surrounds, recessed ceiling lights, radiator, window to the side.

OUTSIDE

The property is approached over paved pathway and flanked by lawn, side pedestrian gate to the Rear Garden is laid to paved and gravelled seating areas, lawn and enclosed with wooden fencing and providing a good level of privacy. Parking bay for residents.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would

recommend this is verified during pre-contract enquiries.

NOTE

An employee of Monks Estate and Letting Agents has a financial interest in this property.

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 B - 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

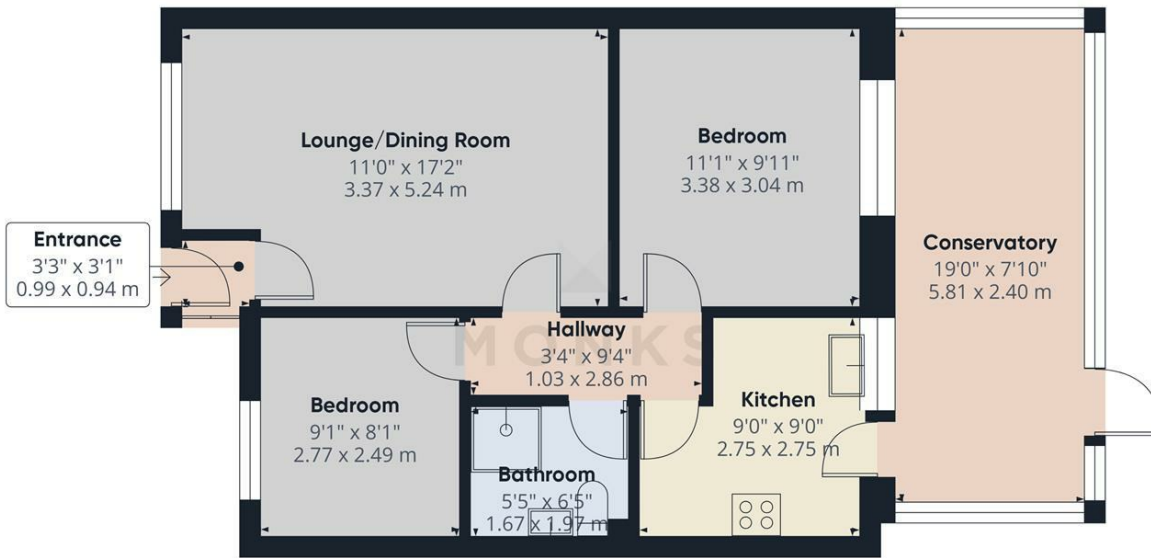
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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2 Bedroom Bungalow

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Approximate total area^m
667 ft²
62 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 (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	

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- 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.