

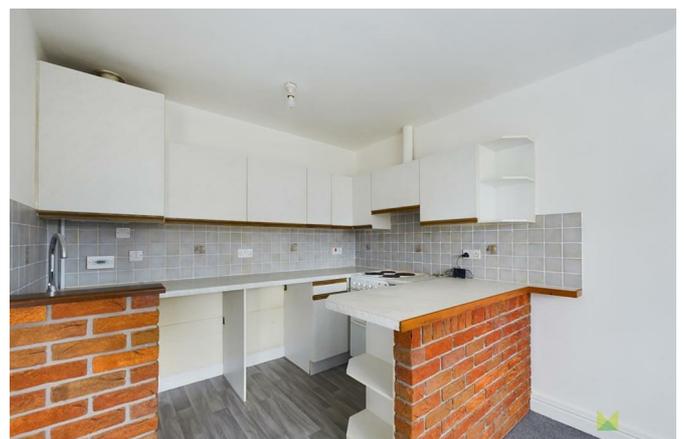
# 17 Foxleigh Grove Wem Shrewsbury SY4 5BS



2 Bedroom Bungalow - Terrace  
£795 PCM

## The features

- QUIET CUL DE SAC LOCATION
- LOUNGE/DINING/KITCHEN
- BATHROOM
- DRIVEWAY WITH PARKING
- EPC RATING C
- WELL PRESENTED BUNGALOW
- 2 DOUBLE BEDROOMS
- ENCLOSED COURTYARD GARDEN
- VIEWING HIGHLY RECOMMENDED



**\*\*\* LOVELY BUNGALOW IN CUL DE SAC LOCATION \*\*\***

**Immaculately presented 2 bedroom bungalow which occupies an enviable position at the end of this popular cul de sac.**

**Entrance Porch, open plan Living/Dining/ Kitchen, 2 Bedrooms and Bathroom. Gas central heating and double glazing.**

**Driveway with parking for several cars and enclosed courtyard Garden.**

**Viewing highly recommended.**

## **Property details**

### **LOCATION**

The property occupies an enviable location on the edge of the popular North Shropshire market Town. Ideally placed for the excellent amenities Wem has to offer including supermarket, shops, schools, doctors, restaurants and public houses, churches and railway station with excellent links to the County Town, Crewe and London.

### **ENTRANCE PORCH**

Sealed unit double glazed entrance Porch with door to

### **OPEN PLAN LIVING/DINING/KITCHEN**

The Lounge/Dining area has walk in bay window overlooking the front, media point, radiator.

### **KITCHEN**

With range of units incorporating single drainer sink set into base cupboard, further range of matching base units with space for appliances. Peninsular divide to the Lounge/Dining area.

### **INNER HALL**

With deep Linen cupboard with shelving and adjacent Airing Cupboard. Access to

### **BEDROOM 1**

With window to the side, radiator.

### **BEDROOM 2**

With window to the front, radiator.

### **BATHROOM**

With suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC. Radiator.

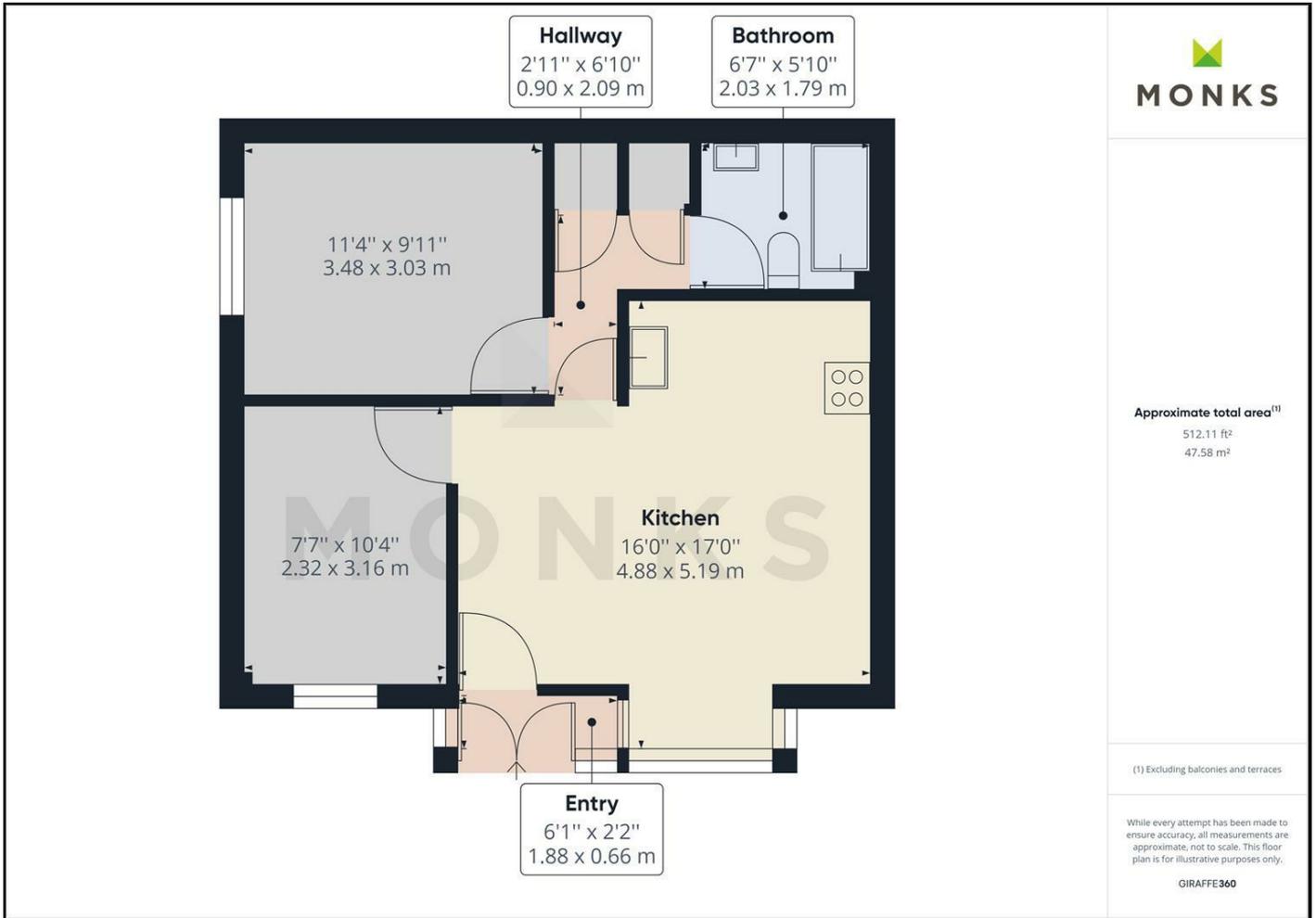
### **OUTSIDE**

The property is approached over driveway with parking and to the front large gravelled forecourt. Side pedestrian access to the enclosed REAR Courtyard Garden which is paved and gravelled for ease of maintenance.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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