



**MONKS**

**76 Trentham Road**  
**Wem**  
**SY4 5HW**

2 bedroom Bungalow -  
Detached property  
Offers in the region of £235,000







\*\*\* DETACHED BUNGALOW WITH OPEN ASPECT TO REAR \*\*\*

An excellent opportunity to acquire this well-proportioned detached bungalow ideal for those looking to downsize and seeking a home with scope for improvement.

Occupying an enviable position in this much sought after location on the edge of the popular market Town of Wem, ideally placed for amenities and being a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises entrance hallway, living/dining room, kitchen, two bedrooms and a wet room.

The property has double glazing, driveway parking, detached garage and gardens to the front and rear with superb open aspect over neighbouring fields.

Offered for sale with no upward chain.

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## LOCATION

The property occupies an enviable position in the heart of this popular market Town perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

## ENTRANCE HALLWAY

## KITCHEN

Fitted with a range of base units and matching eye level cupboards. Worksurfaces incorporating single stainless steel drainer sink. Space for free standing appliances and window to front.

## LIVING/DINING ROOM

A spacious and well lit room with deep set window to the front.

## BEDROOM ONE

With built in wardrobes and window overlooking the garden.

## BEDROOM TWO

Another double bedroom with window to the rear.

## WET ROOM

With walk in shower, low level flush WC and hand wash basin. Window to side.

## OUTSIDE

The property is approached over tarmacadam driveway

flanked by an expanse of lawn. There is parking for a number of vehicles in front of a detached single GARAGE.

The enclosed rear garden is mainly laid to lawn with a breakfast terrace extending from the rear of the house. Mature hedging to the far boundary and side pedestrian access.

## 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 C - 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](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

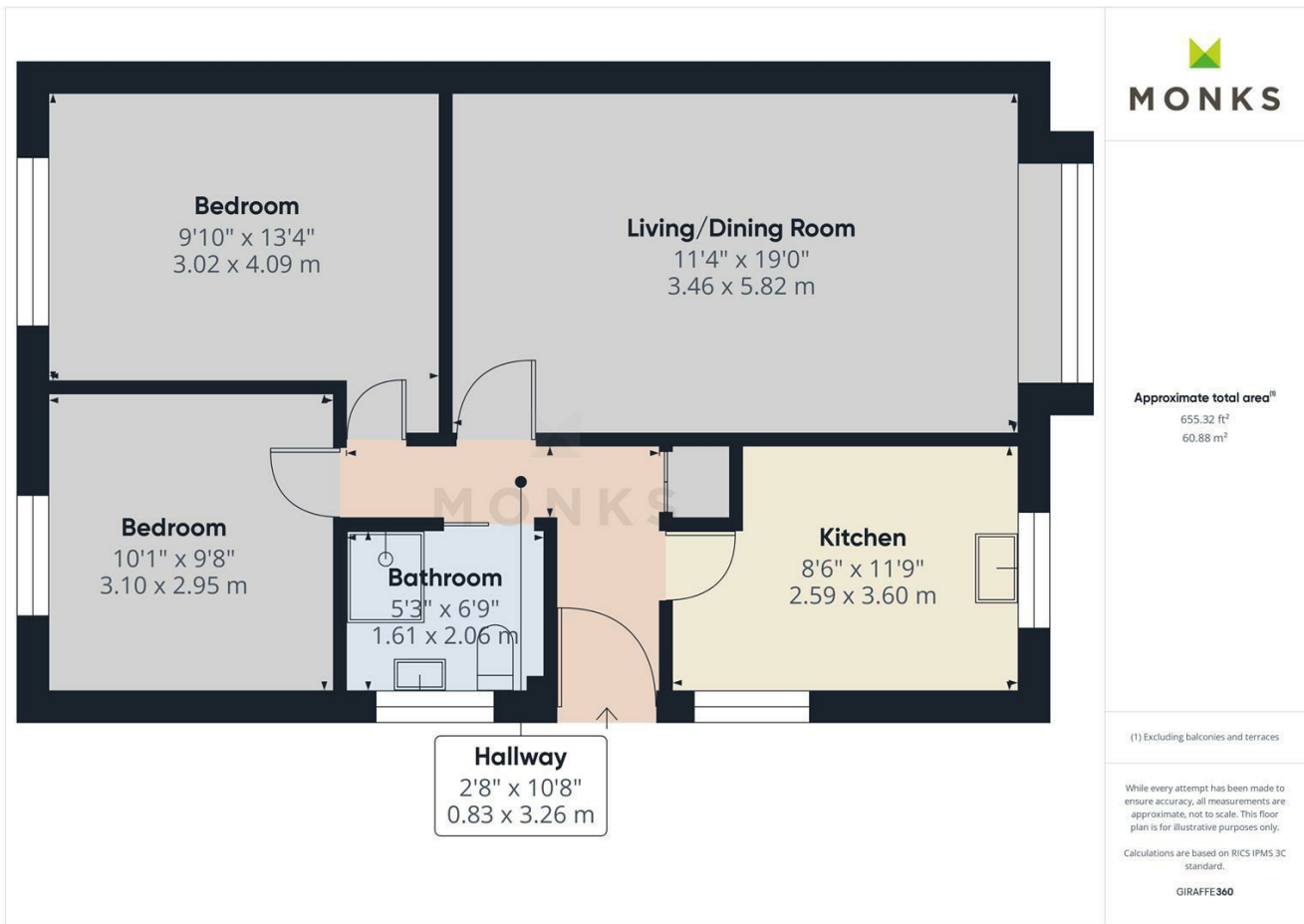
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### 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



## Judy Bourne

**Director at Monks**

Judy@monks.co.uk

## Get in touch

**Call.** 01939 234368

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

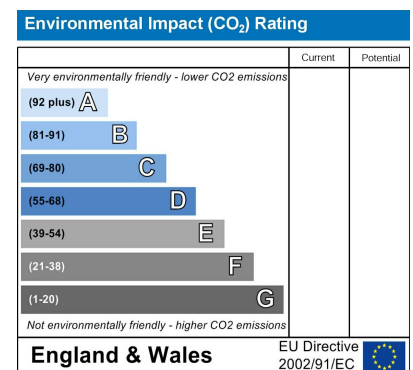
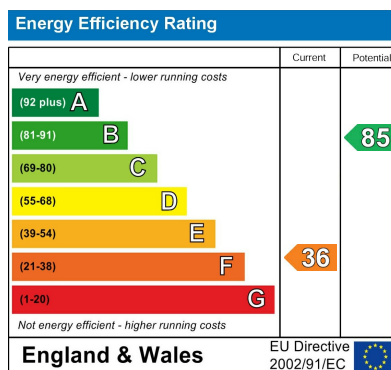
## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.