13 Cedar Avenue
Shawbury Shrewsbury
SY4 4JA

MONKS

2 Bedroom Bungalow - Detached
Offers In The Region Of £265,000

The features

- 2 BEDROOM DETACHED BUNGALOW
- OFFERING SOME SCOPE FOR MODERNISATION
- LOUNGE/DINING ROOM, KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE/HOBBIES ROOM
- EPC RATING TBC
- ENVIABLE VILLAGE LOCATION
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- 2 BEDROOMS AND SHOWER ROOM
- ENCLOSED REAR GARDEN

***** GENEROUS SIZED DETACHED BUNGALOW *****

An excellent opportunity to purchase this 2 bedroom detached bungalow offered for sale with no upward chain and being ideal for those looking to downsize.

Occupying an enviable position on the edge of this popular North Shropshire village, being ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities within Shawbury including school, church, supermarket, restaurant/public house, recreational facilities and bus service to the Town Centre.

The accommodation briefly comprises Reception Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms, Sun Room, Shower Room, Garage/Hobbies Room.

Offered for sale with no upward chain.

Property details

LOCATION
Occupying an enviable position on the edge of this popular North Shropshire village, being ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities within Shawbury including school, church, supermarket, restaurant/public house, recreational facilities and bus service to the Town Centre.

RECEPTION HALL
Sealed unit double glazed door with side screen to Reception Hall.

LOUNGE/DINING ROOM
A generous sized room with window overlooking the front and further window to the side. Tiled fireplace with space for ornamental fire, media point.

KITCHEN
Fitted with range of white fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and eye level wall units. Window and door to the side.

INNER HALL
with access to roof space. Airing cupboard.

BEDROOM 1
having window overlooking the rear, wardrobe recess.

SHOWER ROOM
fitted with suite comprising shower cubicle, wash hand basin set into vanity and WC. Complementary tiled surrounds, window to the side.

BEDROOM 2/DINING ROOM
a versatile room with sliding patio doors to

SUN ROOM
with aspect over the garden and personal door to

GARAGE/HOBBIES/CRAFTS ROOM
with power and lighting, window to the rear.

OUTSIDE
The property is approached over driveway with parking, to the Garage/Hobbies Room.

The Front Garden is laid to lawn with shrub beds. The Rear Garden is laid to shaped lawn, shrub and herbaceous beds, paved sun terrace, timber summerhouse and aluminium greenhouse.

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.

NOTE
We are advised that the central heating boiler is not in use and will need replacing by the purchaser.

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 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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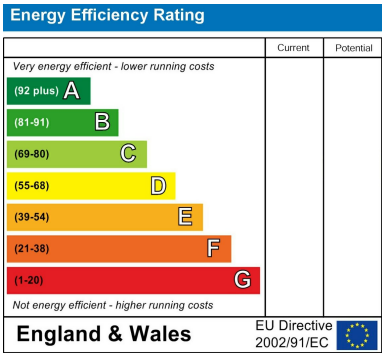

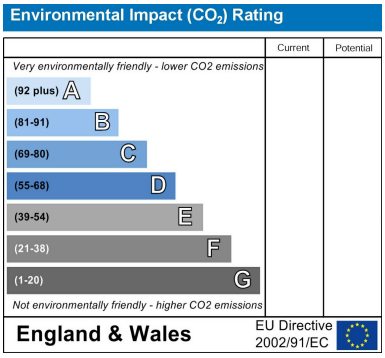

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.