

86 Highfields Shrewsbury SY2 5PJ



3 Bedroom Bungalow - Semi Detached
Offers In The Region Of £275,000

The features

- 3 BEDROOM SEMI DETACHED BUNGALOW
- SCOPE FOR MODERNISATION AND IMPROVEMENT
- 3 BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING TBC
- ENVIABLE LOCATION WITH GOOD LOCAL AMENITIES
- HALL, GOOD SIZED LOUNGE, KITCHEN/BREAKFAST ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- OFFERED FOR SALE WITH NO UPWARD CHAIN



*** SCOPE FOR MODERNISATION AND IMPROVEMENT ***

An opportunity to purchase this deceptively spacious 3 bedroom semi detached bungalow which provides scope for improvement and is ideal for those looking to downsize and offered for sale with no upward chain.

Occupying an enviable position in this much sought after area of the Town with a good range of local amenities on hand and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, Kitchen/Breakfast Room, 3 Bedrooms and Bathroom.

The property has the benefit of driveway with off road parking, garage and enclosed rear garden.

No upward chain.

Property details

LOCATION

Occupying an enviable position in this much sought after area of the Town with a good range of local amenities on hand and for commuters ease of access to the A5/M54 motorway network.

RECEPTION HALL

Entrance door opening to Reception area.

LOUNGE

An excellent sized room with large window overlooking the front, tiled fire place with point for fire, tv aerial point.

KITCHEN/BREAKFAST ROOM

Breakfast area with window to the front. The Kitchen is fitted with range of units incorporating single drainer sink and space for appliances. Window and door to the side.

INNER HALL

with access to roof space

BEDROOM 1

A large double room with window overlooking the rear garden, built in double wardrobe.

BEDROOM 2

Another generous double with window overlooking the garden.

BEDROOM 3

with window to the side, airing cupboard.

BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Tiled surrounds and window to the side.

OUTSIDE

The property is approached over driveway with parking, double opening gates leading through to additional parking and Garage. To the front of the property is a rockery area well stocked with shrub beds.

The Rear Garden is laid to lawn with paved patio, gravelled seating area and flower beds, enclosed with 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 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.

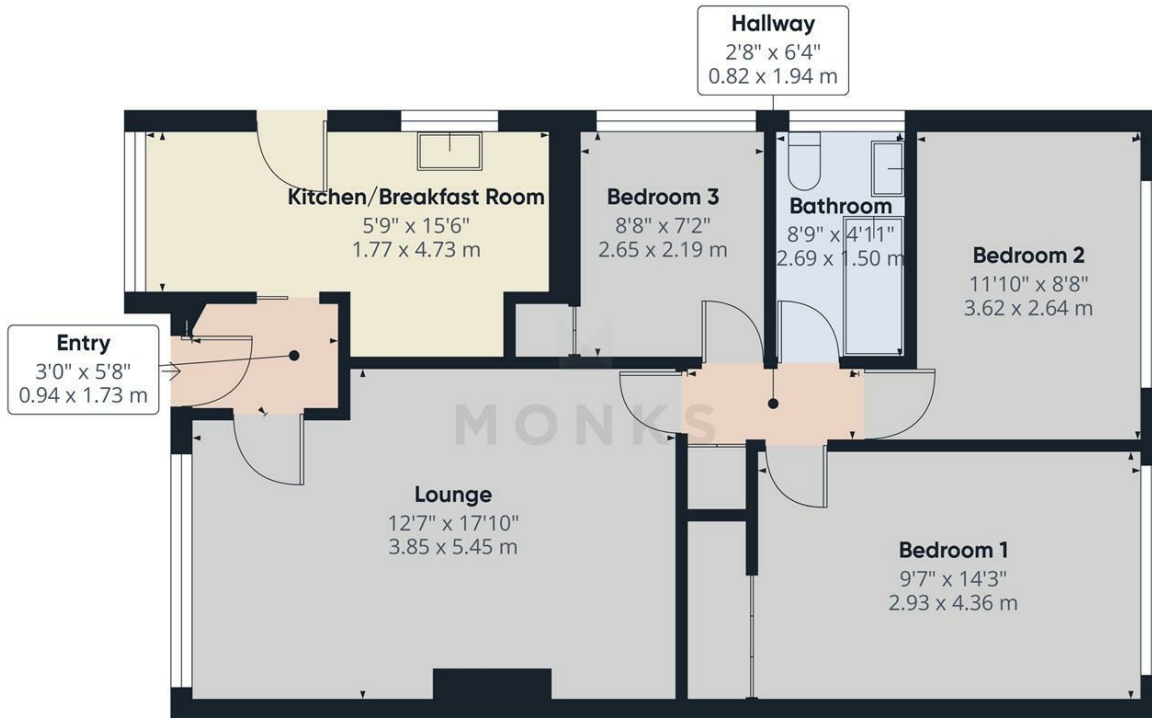
NEED TO CONTACT US

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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Approximate total area⁽¹⁾
739 ft²
68.7 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 (CO₂) 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.
- 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.