

35 Trentham Road Wem SY4 5HN



2 Bedroom Bungalow - Detached
Offers In The Region Of £285,000

The features

- MUCH IMPROVED AND EXTENDED DETACHED BUNGALOW
- GOOD SIZED LOUNGE
- FABULOUS CONSERVATORY WITH LOG BURNER
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING ESSENTIAL.
- IMMACULATELY PRESENTED THROUGHOUT
- REFITTED KITCHEN
- TWO DOUBLE BEDROOMS AND RE-FITTED SHOWER ROOM
- ENCLOSED PRIVATE REAR GARDEN
- EPC RATING D



*** IMPRESSIVE AND IMPROVED 2 BEDROOM BUNGALOW ***

This beautifully presented bungalow has been much improved and enhanced by the current owners to provide deceptively spacious accommodation which must be viewed to be fully appreciated.

Occupying an enviable cul de sac position in this much sought after location, ideally placed for amenities.

Reception Hall, good sized Lounge, newly fitted Kitchen, fabulous Conservatory with feature log burner, 2 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Early viewing highly recommended.

Property details

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.

RECEPTION HALL

Sealed unit double glazed door opens to L-shaped Reception Hall with access to roof space. Useful cloaks cupboard, radiator.

LOUNGE

An excellent sized room with bow window overlooking the front. Attractive wooden fire surround with hearth and inset, media point, radiator.

KITCHEN

Attractively re-fitted with white fronted shaker style units incorporating single drainer sink unit with mixer taps set into base cupboard with decorative glass splash. Further range of matching cupboards and drawers with worksurfaces over and having space and point for dishwasher, washing machine and cooker, matching range of eye level wall units and glazed display cabinets. Opening through to

FABULOUS CONSERVATORY

Being of brick and sealed unit double glazed construction and running the width of the property - providing a great versatile space for today's modern lifestyle, feature cast iron log burner, radiator. Double opening French doors to the garden and further door to the side.

BEDROOM 1

A good sized double room with window to the rear, radiator.

BEDROOM 2

Another good sized room with windows to the front and side, radiator.

SHOWER ROOM

A well appointed room, attractively re-fitted with direct mixer shower unit, wash hand basin and concealed WC set into vanity unit with storage. Complementary aqua board panelling, heated towel rail/radiator, window to the side.

OUTSIDE

The property occupies an enviable position in a quiet cul de sac location approached through wrought iron gates to parking and Garage which has power and lighting and personal door to the side. The front garden is laid to lawn with shaped flower and shrub bed. Side pedestrian access leads to the lovely and private enclosed Rear Garden which has a large paved sun terrace bordered by a lawn. Enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and 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.

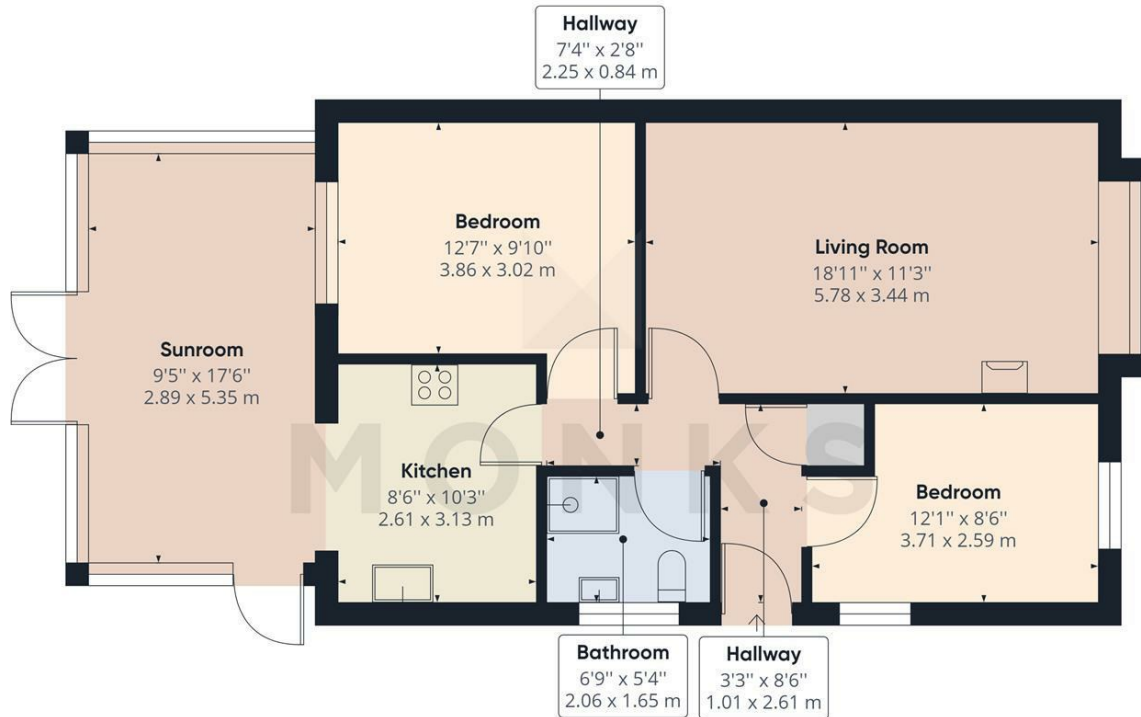
NEED TO CONTACT US

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⁾
835.47 ft²
77.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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) 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		61
	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		68
	EU Directive 2002/91/EC	

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