

# 63 Somerset Way Wem Shrewsbury SY4 5TW



2 Bedroom Bungalow - Semi Detached  
Offers In The Region Of £200,000

## The features

- NO UPWARD CHAIN
- BATHROOM
- KITCHEN AND LIVING/DINING ROOM
- POPULAR RESIDENTIAL LOCATION
- EPC RATING E
- TWO BEDROOMS
- WELL-PROPORTIONED
- WONDERFULLY PRIVATE REAR GARDEN
- NEARBY TO AMENITIES AND BUS ROUTE



\*\*\* NO UPWARD CHAIN \*\*\*

An opportunity to purchase this well proportioned two bedroom semi detached Bungalow offered for sale with no upward chain and ideal for those looking to downsize.

Set in this much sought after location ideally placed for amenities and a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Kitchen, Living/Dining Room overlooking Garden, Two Bedrooms and a Bathroom.

The property has oil fired central heating, driveway with parking and delightfully private enclosed garden.

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.

### KITCHEN

Fitted with a range of space units under contrasting work surfaces incorporating single stainless steel drainer sink. Includes fridge freezer, oven and washing machine. Storage cupboard and window to the rear.

### LIVING AND DINING ROOM

A generously proportioned and light flooded room with glaze door overlooking the garden.

### BEDROOM ONE

A double bedroom fitted with a range of built in cabinetry with window to the front.

### BEDROOM TWO

Another good sized bedroom with window to the front.

### BATHROOM

Fully tiled with a contemporary suite comprising panel bath with shower over, low level flush WC and hand wash basin. Linen cupboard, radiator and window to side.

### OUTSIDE

The property is approached over hardstanding providing ample driveway parking for a number of vehicles. The front garden is mainly laid to lawn for ease of maintenance.

The enclosed rear garden is remarkably private and enjoys a sandstone terrace which extends from the rear of the property and pathway to a sun terrace at the far boundary flanked by expanse of lawn on either side and well stocked flowerbeds. Large garden shed and side pedestrian access.

### SERVICES

Oil fired central heating. All other mains services connected.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would

recommend this is verified during pre-contract enquiries.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - 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

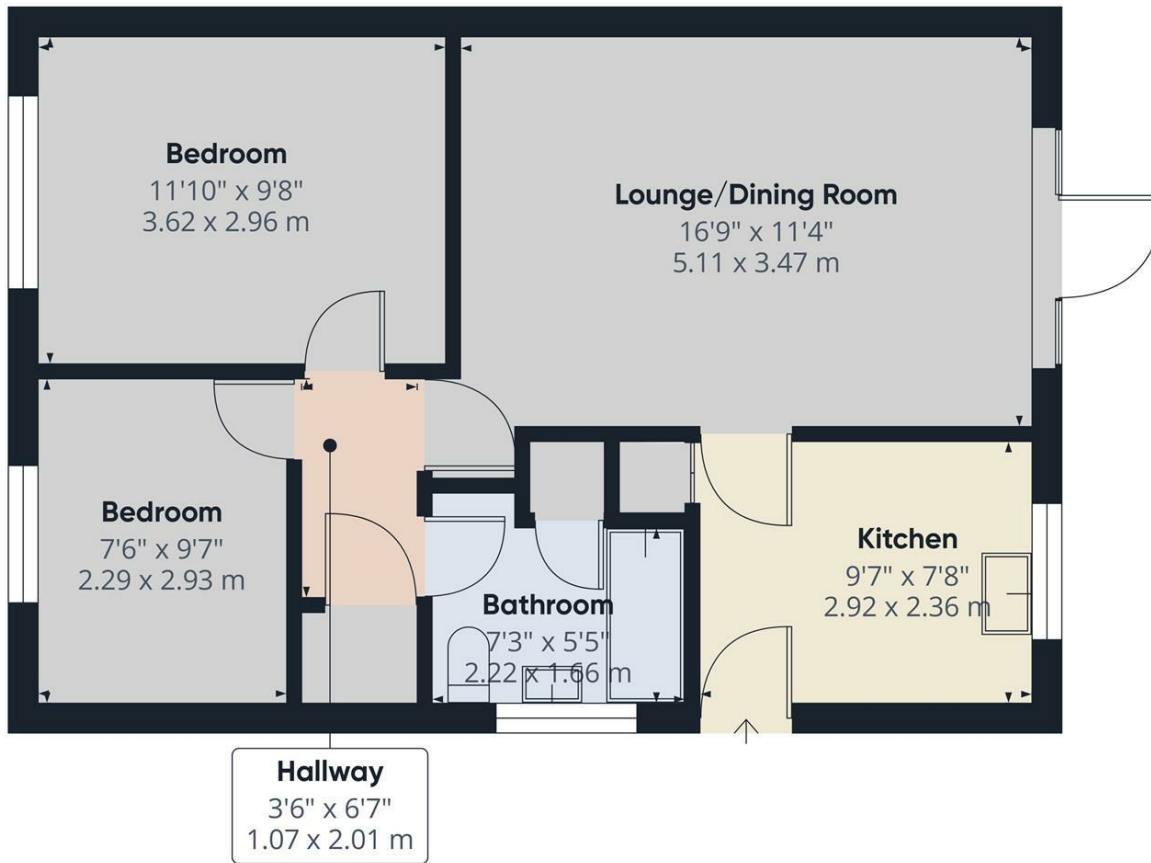
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





**63 Somerset Way, Wem, Shrewsbury, SY4 5TW.**

**2 Bedroom Bungalow - Semi Detached  
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Approximate total area<sup>®</sup>  
553 ft<sup>2</sup>  
51.5 m<sup>2</sup>

(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



## Judy Bourne

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## Get in touch

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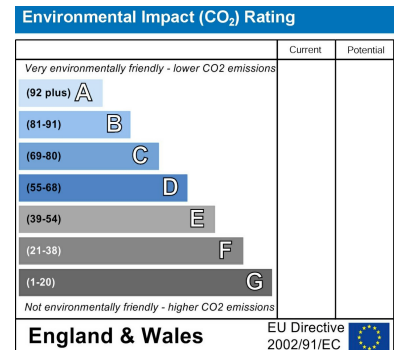
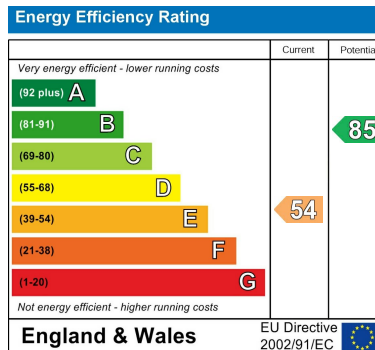
## Wem office

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



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