

29 Davies Drive Wem SY4 5YW



2 Bedroom Bungalow - Detached
Offers In The Region Of £260,000

The features

- EXCELLENT 2 BEDROOM DETACHED BUNGALOW
- RECEPTION HALL, LOUNGE/DINING ROOM
- CONSERVATORY/SUN ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION CLOSE TO ALL AMENITIES
- GOOD SIZED KITCHEN
- 2 DOUBLE BEDROOMS AND SHOWER ROOM
- GARDEN LAID FOR EASE OF MAINTENANCE
- EPC RATING D



*** IMPROVED 2 BEDROOM DETACHED BUNGALOW ***

An excellent opportunity to purchase this well maintained and improved 2 bedroom detached bungalow - perfect for those looking to downsize.

Situated on the fringes of the popular market town of Wem in a quiet cul-de-sac location, the property is ideally placed for access to local amenities, along with a railway station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, good sized Lounge / Dining Room, Conservatory, 2 double Bedrooms and Shower Room.

The property has central heating, double glazing, driveway parking, detached Garage and delightful rear garden.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of the town, ideally placed for access to the wide variety of amenities Wem has to offer. These include schools, supermarket, shops, doctors, restaurants/public houses and an active town hall, along with a railway station with links to Crewe and London. The County Town of Shrewsbury is just 10 miles away.

ENTRANCE HALLWAY

Approached via a uPVC front door and giving access to

LIVING/DINING ROOM

A generous and light room with a gas coal effect fire set into a decorative surround and wooden mantle. Recently replaced sliding door into the

CONSERVATORY

With dwarf brick wall with double glazed windows over, this pleasant room enjoys views onto the garden with french doors out to the terrace.

KITCHEN

Fitted with a range of pine wall and base units under contrasting worksurfaces incorporating stainless steel sink and four ring gas hob with single oven underneath. Space for free standing appliances. Window over the garden and pantry cupboard.

BEDROOM ONE

A double bedroom with window to the front and built in wardrobes.

BEDROOM TWO

With window to the front.

SHOWER ROOM

With double shower cubicle fitted with drench shower head and wall panels for ease of maintenance, wash hand basin and WC. Cupboard housing boiler and window to side.

OUTSIDE

Approached over a tandem driveway leading to a single GARAGE there is parking for a number of vehicles.

The enclosed rear garden is mainly laid to terrace and decorative stone flanked by raised beds fully-stocked with a wide variety of seasonal perennials and mature shrubs. There are a number of seating areas from which to enjoy the sun throughout the day.

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](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.

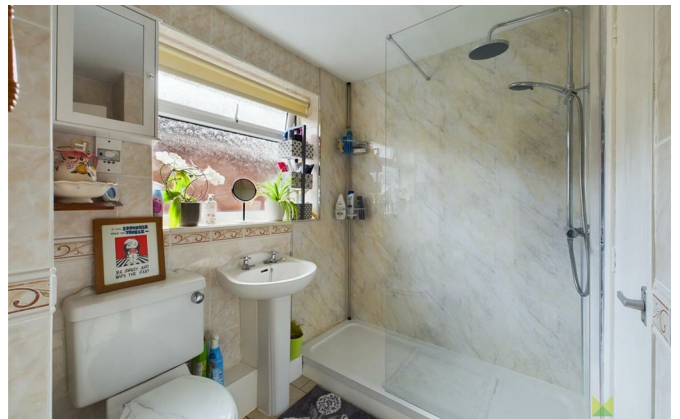
REMOVALS

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.

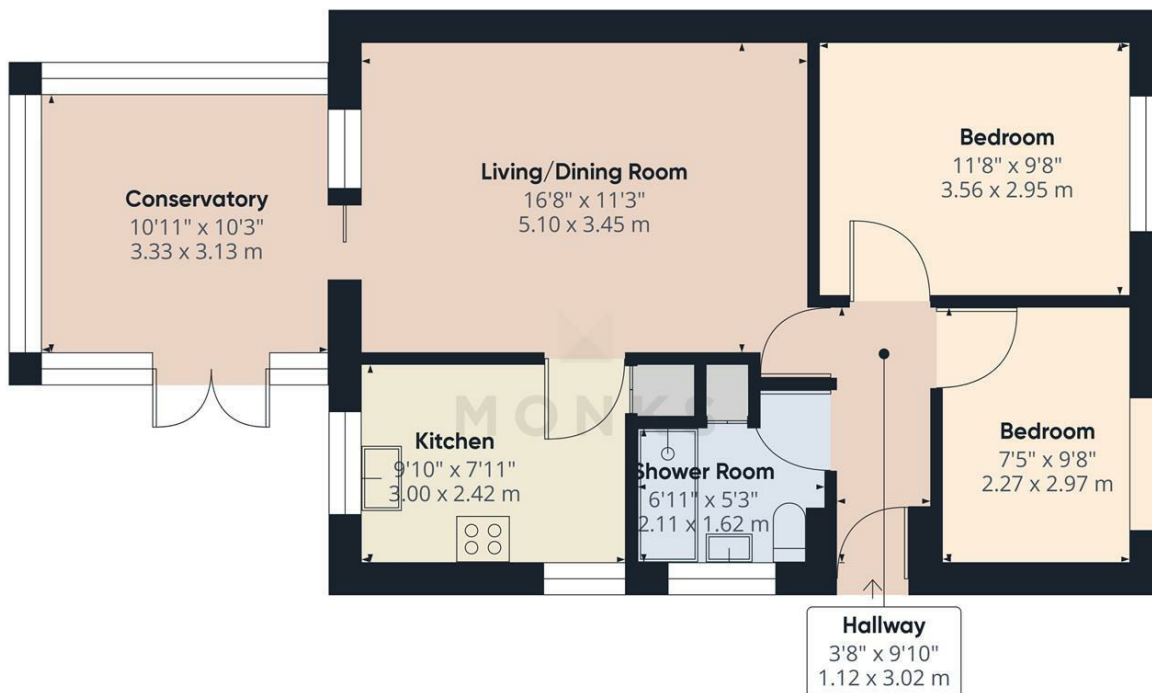




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Approximate total area[®]
 676.83 ft²
 62.88 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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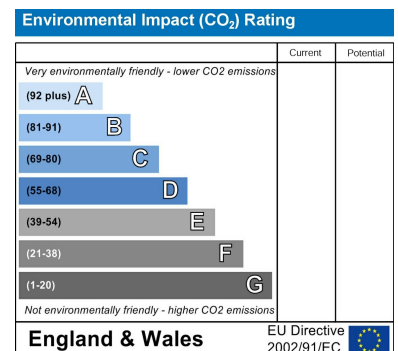
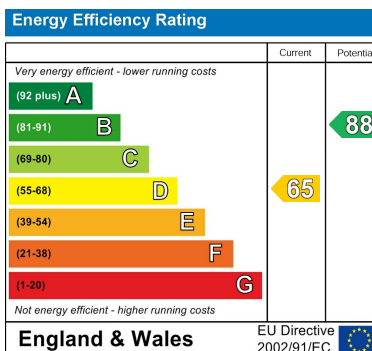
Wem office

13A High Street, Wem,
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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



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.

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