

Northmeade Souldon Road Wem SY4 5HR



3 Bedroom Bungalow - Detached
Offers In The Region Of £294,000

The features

- NO UPWARD CHAIN
- GENEROUS PROPORTIONS
- NEARBY TO AMENITIES
- MATURE GARDENS
- USEFUL ATTIC SPACE
- KITCHEN OVERLOOKING GARDEN
- LIVING/DINING ROOM AND SUN ROOM
- THREE BEDROOMS
- BATHROOM
- EPC RATING D



**** SPACIOUS THREE-BEDROOM DETACHED BUNGALOW CLOSE TO WEM AMENITIES ****

Occupying an enviable and convenient location nearby to Wem Central Shopping Park. The property is ideally placed for access to the thriving town centre and being close to the Railways Station with links to Shrewsbury, Crewe and London.

Neatly presented and offering generous accommodation with an excellent flow of rooms. These include Reception Hall, Kitchen, Living/Dining Room, Sun Room, Three bedrooms and a Shower Room.

The property has double glazing, gas central heating, driveway with parking in front of a detached single Garage and established rear 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. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

ENTRANCE PORCH

Accessed through double french doors and opening into the

RECEPETION HALLWAY

Off which radiate the receptions spaces and bedrooms, with drop down loft hatch and ladder to the sizable ATTIC SPACE laid to carpet with range of built in cupboards.

RE-FITTED KITCHEN

Refitted with modern base units with contrasting work surfaces over, single sink set into cupboards and drawers with tiled splashbacks. Oven with hob over and space for free-standing fridge./freezer. Window overlooking the garden and door to side porch.

LIVING ROOM

Having window overlooking the side, wooden fire surround housing electric fire and storage cupboard.

DINING ROOM

Having window overlooking the garden.

SIDE PORCH

Giving access to the GARAGE and UTILITY ROOM. Leads to the:

SUN ROOM

With window overlooking the rear garden and door onto the terrace.

BEDROOM ONE

A generous size double bedroom with window overlooking the front garden.

BEDROOM TWO

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

BEDROOM THREE

With window to the side.

RE-FITTED SHOWER ROOM

With contemporary suite comprising corner shower cubicle, wash hand basin and low flush WC. Fully tiled surrounds and window to the side.

OUTSIDE

Set back from the road and approached through metal gate and over driveway with ample forecourt parking in front of a single GARAGE with up and over door, lighting and power supply. The garage has been divided to offer both a storage and utility area with space and plumbing for a washing machine.

The generous front garden is mainly laid to lawn and bordered by herbaceous flower beds. Side pedestrian access leads to the rear garden which is laid to paved sun terrace with expanse of lawn and edged with mature hedging offering privacy.

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.





Northmeade Soulton Road, Wem, SY4 5HR.

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Approximate total area⁽¹⁾

1236.88 ft²
114.91 m²

Reduced headroom

73.52 ft²
6.83 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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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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