

# Braemar Souldon Road Wem SY4 5HR



**2 Bedroom Bungalow - Semi Detached**  
**Offers In The Region Of £240,000**

## **The features**

- MATURE 2 BEDROOM SEMI DETACHED BUNGALOW
- RECEPTION HALL, GOOD SIZED LOUNGE
- 2 DOUBLE BEDROOMS AND BATHROOM
- GARDENS TO THE FRONT AND REAR
- VIEWING RECOMMENDED
- DECEPTIVELY SPACIOUS ACCOMMODATION
- SPACIOUS KITCHEN/DINING ROOM, CONSERVATORY
- DRIVEWAY WITH PARKING AND GARAGE
- NO UPWARD CHAIN
- EPC RATING D



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

An opportunity to purchase this generous sized 2 bedroom semi detached bungalow which offer deceptively spacious accommodation with some room for modernisation.

Occupying an enviable position on the edge of this popular North Shropshire market Town, a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London and an excellent range of local amenities including doctors, supermarket, shops, schools and recreational facilities.

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

The property has the benefit of gas central heating, driveway with parking, garage and gardens to the front and rear.

Viewing recommended.

## Property details

### LOCATION

Occupying an enviable position on the edge of this popular North Shropshire market Town, a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London and an excellent range of local amenities including doctors, supermarket, shops, schools and recreational facilities.

### ENTRANCE PORCH

Wooden and glazed porch with further door leading to

### RECEPTION HALL

with wooden effect flooring, radiator. Access to roof space.

### LOUNGE

A good sized room having bow window to the front, wooden fire surround housing ornamental electric fire, media point, radiator.

### KITCHEN/DINING ROOM

A good sized room which has been extended with the Kitchen being fitted with shaker style units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and eye level wall units and display shelving. Recessed ceiling lights, ample space for dining table, tiled floor, radiator, window to the side.

### CONSERVATORY

being of brick and sealed unit double glazed construction with tiled floor, radiator and French door to to Garden. Personal door to

### UTILITY/GARAGE

The Garage has been divided (easily removed) with space for appliances.

### BEDROOM 1

A generous double room with window to the front, radiator.

### BEDROOM 2

again a double room with window to the rear, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property is set back from the road and approached over driveway with parking for several cars and leading to drive with parking for several cars and garage.

The Front Garden is laid to lawn with flower and shrub beds and enclosed with brick walling and hedging. The Rear Garden is laid to paved sun terrace, lawn and well stocked flower shrub and herbaceous beds enclosed with fencing and mature hedging.

### 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





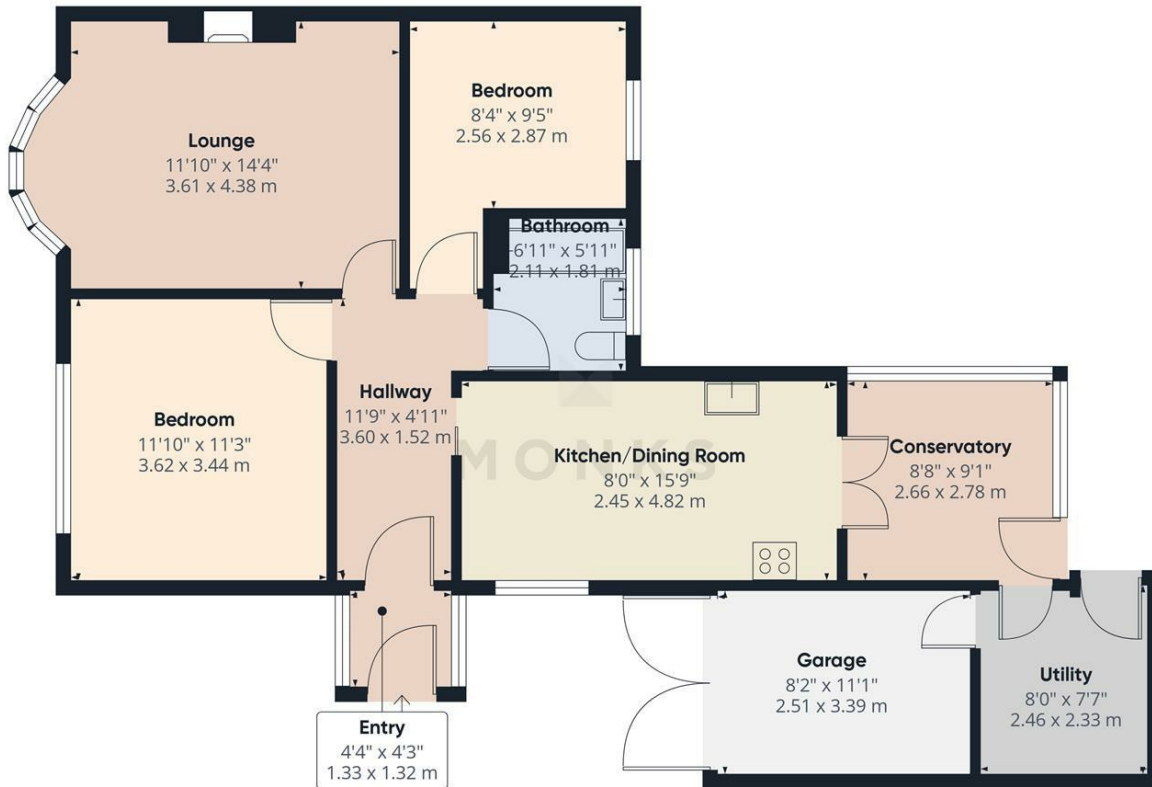




## **Braemar Soulton Road, Wem, SY4 5HR.**

**2 Bedroom Bungalow - Semi Detached**  
**Offers In The Region Of £240,000**





**Approximate total area<sup>®</sup>**  
904 ft<sup>2</sup>  
84.1 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

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01939 234368

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

## 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, Original, Motivated, Empathetic**

| Energy Efficiency Rating                    |                         |                                                                                       |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                             |
| Very energy efficient - lower running costs |                         |                                                                                       |
| (92 plus) <b>A</b>                          |                         |                                                                                       |
| (81-91) <b>B</b>                            |                         |                                                                                       |
| (69-80) <b>C</b>                            |                         |                                                                                       |
| (55-68) <b>D</b>                            |                         |                                                                                       |
| (39-54) <b>E</b>                            |                         |                                                                                       |
| (21-38) <b>F</b>                            |                         |                                                                                       |
| (1-20) <b>G</b>                             |                         |                                                                                       |
| Not energy efficient - higher running costs |                         |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                                                                                       |
|-----------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                                                 | Current                 | Potential                                                                             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                       |
| (92 plus) <b>A</b>                                              |                         |                                                                                       |
| (81-91) <b>B</b>                                                |                         |                                                                                       |
| (69-80) <b>C</b>                                                |                         |                                                                                       |
| (55-68) <b>D</b>                                                |                         |                                                                                       |
| (39-54) <b>E</b>                                                |                         |                                                                                       |
| (21-38) <b>F</b>                                                |                         |                                                                                       |
| (1-20) <b>G</b>                                                 |                         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                       |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |

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.