

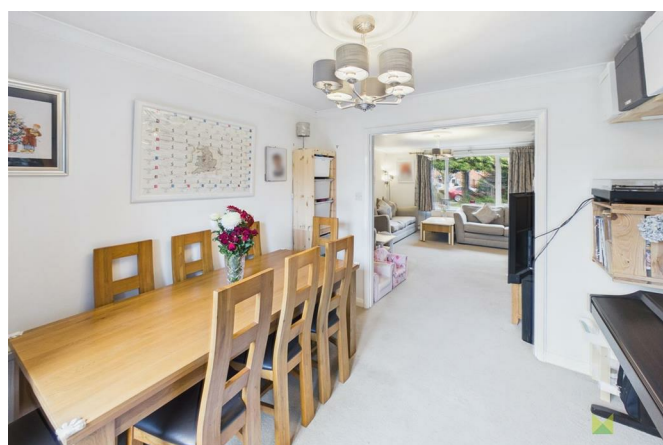
# 21 Pantulf Road Wem Shrewsbury SY4 5LT



5 Bedroom House  
Offers In The Region Of £365,000

## The features

- ENVIABLE CUL DE SAC LOCATION
- RECEPTION HALL WITH CLOAKROOM,
- EXTENDED LIVING/DINING/ FAMILY KITCHEN
- 4 FURTHER BEDROOMS AND FAMILY BATHROOM
- VIEWING RECOMMENDED
- EXCELLENT EXTENDED 5 BEDROOM DETACHED HOUSE
- THROUGH LOUNGE/DINING ROOM WITH FEATURE LOG BURNER
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY, GARAGE AND GOOD SIZED GARDENS
- EPC RATING C



**\*\*\* EXTENDED 5 BEDROOM DETACHED FAMILY HOME \*\*\***

An excellent opportunity to purchase this good sized home which has been extended to provide spacious and versatile accommodation, perfect for a growing family, work from home and those who love to entertain.

Occupying an enviable cul de sac location in the heart of this popular market Town, being a short stroll from amenities and the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge/Dining Room with feature log burner, Living/Dining/Family Kitchen, Principal Bedroom with en suite, 4 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, driveway with parking and garage and good sized gardens to the fore, side and rear.

Viewing recommended.

## Property details

### LOCATION

#### RECEPTION HALL

Covered entrance and door opening to Reception Hall with useful understairs storage recess, radiator.

#### CLOAKROOM

with wash hand basin and WC. Tiled splash, window to the front, radiator.

#### LOUNGE/DINING ROOM

A lovely light through room.

Lounge with window overlooking the front, chimney breast housing cast iron log burner, media point, radiator. Opening to

Dining area with double opening French doors leading onto the garden, radiator.

#### LIVING/DINING/KITCHEN

An excellent room - having been extended to provide perfect family living.

The Kitchen is fitted with range of cream fronted shaker style units incorporating single drainer sink set into base unit. Further range of cupboards and drawers with work surfaces over and having space for a range of appliance, tiled surrounds and matching eye level wall units, window overlooking the garden.

Family area with ample space for dining or seating, fitted breakfast bar, pantry, double opening French doors to the garden and integral garage door.

Tiled flooring throughout, radiator.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space and off which lead

#### PRINCIPAL BEDROOM

Having window to the front, radiator.

Dressing area which has been fitted with an excellent range of wardrobes.

#### EN SUITE SHOWER ROOM

Attractively fitted with suite comprising large shower cubicle with direct mixer shower unit, wash hand basin and WC set into concealed vanity with storage. Complementary tiled surrounds, fitted wall mirror, electric underfloor heating and heated towel rail. Window to the rear.

#### BEDROOM 2

A generous double room with window to the front, excellent range of fitted wardrobes, radiator.

#### BEDROOM 3

Another double room with window to the front, wardrobes and radiator.

#### BEDROOM 4

with window to the rear, radiator.

#### BEDROOM 5

with window to the rear, radiator.

#### FAMILY BATHROOM

With suite comprising panelled bath with mixer taps and shower attachment along with electric shower unit over, wash hand basin and WC set into concealed vanity with storage, complementary tiled surrounds, electric underfloor heating and heated towel rail. Window to the front.

#### OUTSIDE

The property occupies an enviable position tucked away in a cul de sac and approached over driveway with parking and leading to the Garage. The Front and Side Gardens are of a good size being laid to lawn with shrub beds, specimen trees and screened by fencing and hedging. Side pedestrian access leads around to the enclosed rear garden which is laid to good sized paved sun terrace, shaped lawn, decked open fronted entertaining area and storage sheds.

#### 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 D - 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

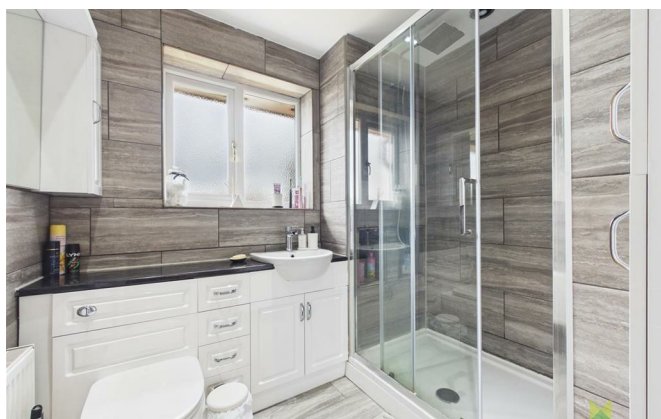
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

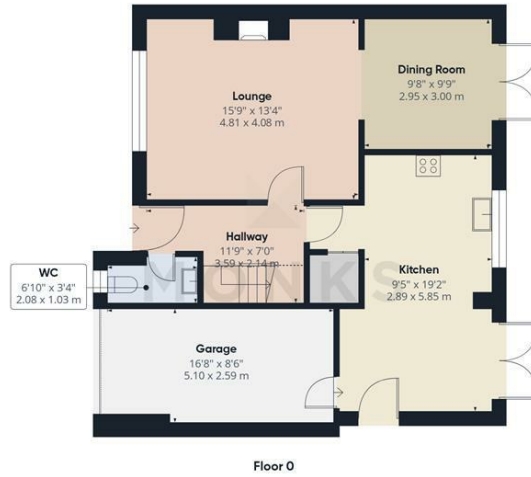
##### NEED TO CONTACT US

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

## 21 Pantulf Road, Wem, Shrewsbury, SY4 5LT.

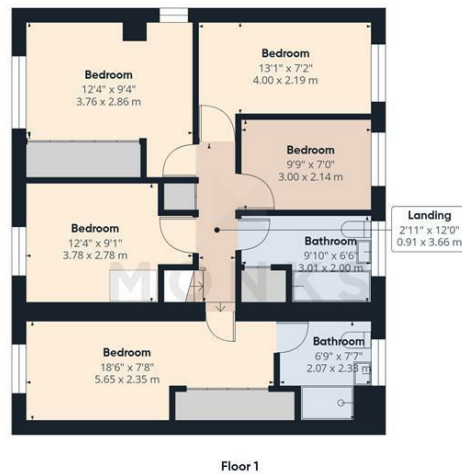
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**Approximate total area<sup>m</sup>**  
 1452 ft<sup>2</sup>  
 134.9 m<sup>2</sup>

**Reduced headroom**  
 12 ft<sup>2</sup>  
 1.1 m<sup>2</sup>



(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## Get in touch

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 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) 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		
<b>England &amp; Wales</b>	70	76
	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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