

**FOR SALE**

Offers in the region of £255,000

35 Wemsbrook Road, Wem, Shrewsbury,
SY4 5AW

The property is being sold with NO UPWARD CHAIN. The property comprises a reception porch, hall, large living room, dining room and Kitchen. There are two double bedrooms, bathroom and W.C. The property has gardens to the front & rear, garage, drive, double glazed windows and gas central heating.



Wem Centre 1/4 of a mile, Whitchurch 8 miles, Shrewsbury 13 miles, Ellesmere 10 miles. All distances are approximate.



- Detached Spacious Bungalow
- No Upward Chain
- Porch, Hall, Living Room
- Dining Room, Kitchen
- Two Bedrooms, Bathroom, W.C
- Front & Rear Gardens, Garage

Location Wem

The property is a short distance from the centre of the popular and historic town of Wem which dates back to the Iron Age. There are references to Wem in the Domesday Book and in 1202 it was granted Market Town status by King John. Wem today has an excellent range of local shopping, recreational and educational facilities. In Wem there are a range of great local pubs, cafe's and restaurants.

The larger centres, also, of Whitchurch (8 miles), Ellesmere (9 miles) and Shrewsbury (10 miles) are within easy motoring distance, all of which have a more comprehensive range of amenities of all kinds. There is also a railway station in the town which is on the Manchester to Cardiff line and is about 1/4 of a mile from the house.

Brief Description

Halls are delighted to be instructed to sell 35 Wemsbrook Road by private treaty.

The property comprises a upvc front entrance door that opens up into the porch with an open doorway to the hall. There is a large lounge with open fire and two large double glazed windows that over look the side and rear garden. There is an opening through to the dining room which also has a double glazed window to the garden. Off the hall is a door to the kitchen with a range of base units, work top surfaces, drainer sink unit, space and plumbing for the washing machine. There is an electric oven and hob, side door and window to the side entrance porch.

The main bedroom is to the front and has a large picture window and the 2nd double bedroom is to the side. The bungalow has a bathroom with panelled bath with electric shower above, wash hand basin, window to the side and towel radiator. There is a separate W.C adjacent to the bathroom. The property has gas fired central heating and double glazed windows.

Outside & Gardens

The property is located at the end of the cul de sac of Wemsbrook Road where there is a drive that leads to a sectional dingle garage. There are gardens to the front, paved patio areas and sheds to the side and an enclosed rear garden with lawns and flower borders.

Directions

As you drive out of Wem on New Street turn left just past the Hawkstone into Pym's Road. After about 100 metres turn right into Wemsbrook Road and the property is the right down at the end on the left hand side.



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



What 3 Words

///engineers.coconut.impact

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street,
Whitchurch, SY13 1DW
WH1718 081225

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND

Council Tax - Shropshire

The current Council Tax Band is 'C' on the Shropshire
Council Register.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

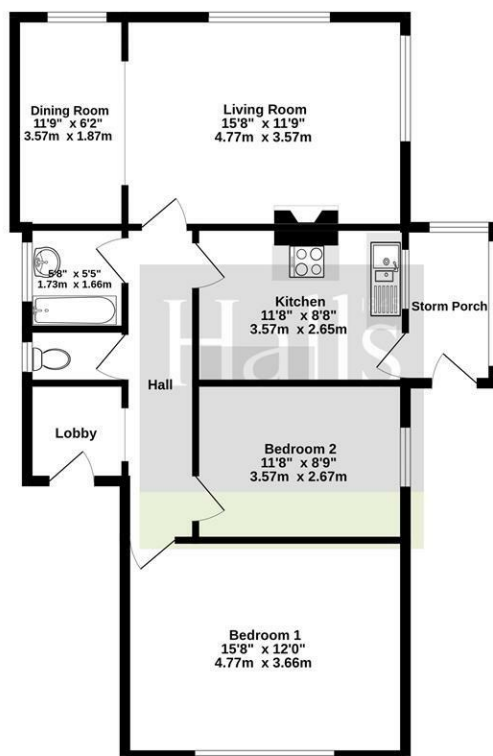
Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

FOR SALE

35 Wemsbrook Road, Wem, Shrewsbury, SY4 5AW

Ground Floor
829 sq.ft. (77.1 sq.m.) approx.



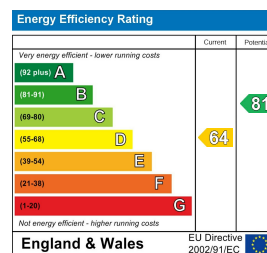
TOTAL FLOOR AREA: 829 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02025

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.