



Charleston, The Plantation, Saulton Road,  
Wem, SY4 5TL

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**Charleston, The Plantation, Soulton Road, Wem, SY4 5TL**

**Offers In Region Of £450,000**



- Superb Two Bedroom Detached Bungalow
- Private Gated Development
- Driveway and Double Garage
- Good Size Plot with Attractive Gardens

- Within Walking Distance of Town Centre
- Two En Suites
- Conservatory
- EPC D, Council Tax Band E





Nestled within a private gated development of just three properties, this delightful two bedroom detached bungalow with detached double garage offers a peaceful and secure living environment in the popular market town of Wem with the convenience of being within walking distance of the town centre and local railway station. It sits on a good size plot with beautifully maintained garden featuring a paved patio, spacious lawn and well stocked borders filled with an abundance of mature shrubs, plants and trees, offering a peaceful retreat for outdoor relaxation and enjoyment. Inside, the bungalow boasts a welcoming Entrance Hall that opens into a bright Dining Area, perfect for entertaining guests. The Lounge features elegant French doors that lead out to the garden, creating a seamless indoor-outdoor living experience. The well equipped Kitchen is complemented by a useful Utility Room and there is a wonderful Conservatory which provides a cosy spot to relax. Both bedrooms enjoy their own En Suite and a Cloakroom adds extra convenience for guests. This fabulous property is ideal for those looking for a quiet yet convenient lifestyle in a popular market town so don't miss the opportunity to make this bungalow your new home.





## LOCATION

Set in the North Shropshire Market town of Wem which provides excellent rail links to Shrewsbury and Crewe. The market town also boasts nursery, primary and secondary schools and a recently extended doctors surgery. Wem offers facilities for daily living as well as leisure and recreational facilities including a football and cricket club. The larger centres of Shrewsbury, Telford and Oswestry are between 11 and 25 miles approximately.



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## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## DIRECTIONS

From Whitchurch proceed on the A49 towards Shrewsbury. Continue past the village of Prees towards Prees Green and take the right hand turn towards Wem. Continue on for approximately 3.5 miles and the entrance to The Plantation can be found on the left hand side, by way of a RIGHT OF WAY over the driveway of the neighbouring property 'The Homestead'.

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

## LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

## AGENTS NOTE

We are advised by the current owner that each of the three properties on The Plantation currently pay into a maintenance fund for the driveway and electric gates. This is currently set at £600 per annum and this will be confirmed by solicitors during the pre-contract enquiries.

## AGENTS NOTE

We are advised that a tree at the property is subject to a Tree Preservation Order. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

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**DINING ROOM**  
12' 3" x 10' 1" (3.73m x 3.07m)

**LOUNGE**  
15' 5" x 12' 5" (4.7m x 3.78m)

**KITCHEN**  
14' 1" x 10' 3" (4.29m x 3.12m)

**UTILITY ROOM**  
6' 3" x 5' 1" (1.91m x 1.55m)

**CONSERVATORY**  
12' 1" x 9' 8" (3.68m x 2.95m)

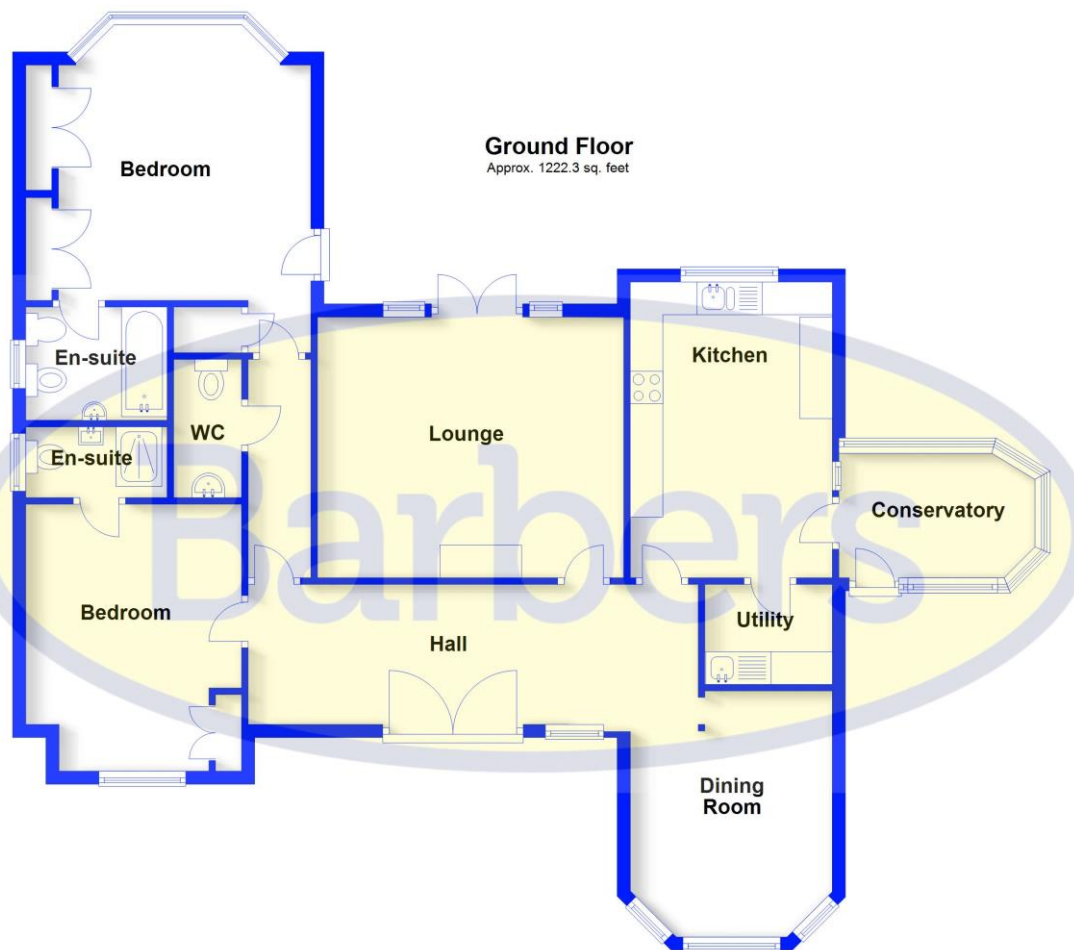
**BEDROOM ONE**  
13' 9" x 12' 1" (4.19m x 3.68m)

**EN SUITE BATHROOM**  
7' 6" x 5' 8" (2.29m x 1.73m)

**BEDROOM TWO**  
13' 3" x 10' 8" (4.04m x 3.25m)

**EN SUITE SHOWER ROOM**  
7' 6" x 3' 2" (2.29m x 0.97m)

**DOUBLE GARAGE**  
18' 5" x 17' 7" (5.61m x 5.36m)



Total area: approx. 1222.3 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



**WHITCHURCH**  
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