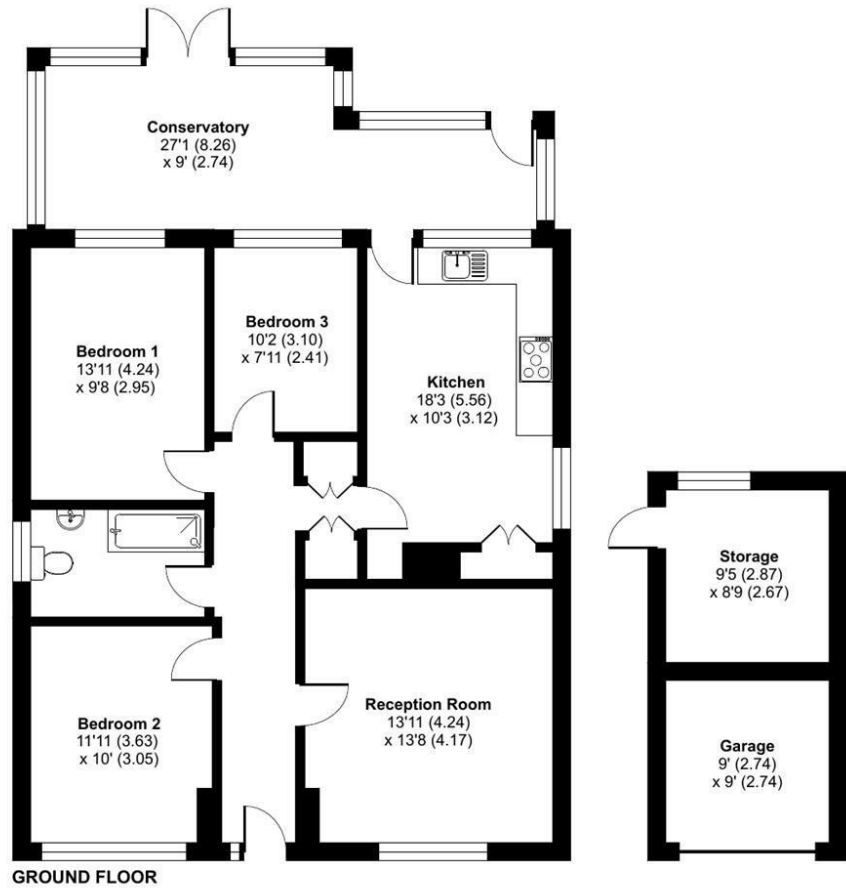


FOR SALE

The Hem Myddle, Shrewsbury, SY4 3RX



Approximate Area = 1173 sq ft / 108.9 sq m
Garage = 174 sq ft / 16.1 sq m
Total = 1347 sq ft / 125.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nxlchem 2025. Produced for Halls. REF: 1306273



FOR SALE

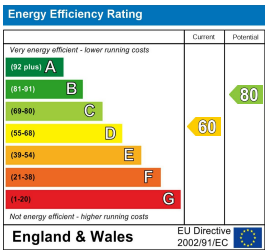
Offers in the region of £275,000

The Hem Myddle, Shrewsbury, SY4 3RX

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 Rating



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.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.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01691 622 602

Baschurch (4 miles), Wem (5 miles), Shrewsbury (8 miles), Ellesmere (9 miles).

All distances approximate.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Spacious Detached Bungalow**
- **Opportunity to Modernise**
- **Driveway and Garage**
- **Generous Gardens**
- **Popular Village Location**
- **No Onward Chain**

DESCRIPTION
Halls are delighted with instructions to offer The Hem in Myddle for sale by private treaty.

The Hem is a deceptively spacious three-bedroom bungalow which offers excellent potential for modernisation whilst providing a range of well-proportioned rooms extending, in all, to almost 1,200 sq ft, these across a single storey and at present comprising an Entrance Hall, Living Room, Kitchen/Breakfast Room, Bathroom, Conservatory, and three Bedrooms.

The property is centrally located in a slightly elevated position with generous gardens which extend, in all, to around 0.15 acres and feature a substantial paved driveway which leads past predominately lawned front gardens interspersed with floral beds and culminates at a detached single Garage. To the rear are private gardens which offer further scope for landscaping and improvement whilst, at present, comprising a paved patio area which adjoins an area of shaped lawn bordered by mature hedging.

SITUATION
The Hem is pleasantly situated within the popular village of Myddle, which enjoys a range of day-to-day amenities, including a Public House, Parish Church, Primary School, whilst retaining a convenient proximity to the larger village of Baschurch which provides a greater selection of facilities including excellent Primary and Secondary Schools and additional shops. Further amenities can be found in Wem (6 miles) including a rail station or alternatively the county town of Shrewsbury (9 miles) has a more comprehensive range of amenities of all kinds.

SCHOOLING
Within a convenient proximity are a number of well-regarded state and private schools, including Myddle C of E Primary, Bomere Heath C of E Primary, The Corbet School, Baschurch C of E Primary, Weston Lullingfields Primary, Cockshutt C of E Primary, Adcote School for Girls, Packwood Haugh School, and Ellesmere College.

DIRECTIONS
From Shrewsbury take the A528 north in the direction of Ellesmere to the village of Harmer Hill. In Harmer Hill, bear left signposted 'Ellesmere' continuing on the A528 for approximately 1.8 miles and turn left just after 'Hillcrest Car Sales' signposted 'Myddle, Baschurch & Ruyton XI Towns'. Continue through the village passing the Primary School, the Public House and Village Shop and continue past the Parish Church and 'The Hem' will be found on the left hand side identified by a Halls 'For Sale' board.

THE PROPERTY
The property is principally accessed via a covered external Porch which opens into a Reception Hall which features a number of recessed storage cupboards and door which leads immediately to the right into a Living Room, with window onto the front elevation.

Turning immediately left from the Reception Hall, one enters the second Bedroom which is comfortably sized with a window overlooking the front gardens, with the room offering possibilities for use as a dedicated Dining or Family Room, should this be preferred. The Reception Hall culminates at doors which lead into Bedroom One and Three, both of which provide internal glazing facing into the Conservatory.

The living accommodation is completed by a generously proportioned Kitchen/Breakfast Room which boasts a range of base and wall units with work surfaces over, alongside dual-aspect windows and a door which provides access into a large Conservatory running the width of the property and enjoying views over the rear gardens, with both a single and double-doors which open onto the same.

OUTSIDE
The property is enviably situated within generous gardens which encompass the property and extend, in all, to around 0.15acre. Accessed onto a large driveway which culminates at a parking area positioned to the front of the property and providing space for a number of vehicles, with the front gardens also featuring an expanse of lawn interspersed by floral beds.

The driveway leads around the side of the property to a single detached Garage (approx. 5.6m x 2.75m) with metal up and over front door and with the rear of the building having been converted into general storage. The rear gardens provide further areas of lawn bordered by established hedging, alongside a paved patio area, this representing an ideal spot for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES
Entrance Hall:
Living Room: 4.24M X 4.17M
Kitchen/Breakfast Room: 5.56m x 3.12m
Bedroom One: 4.24m x 2.95m
Bedroom Two: 3.60m x 3.05m
Bedroom Three: 3.10m x 2.41m
Bathroom:
Conservatory: 8.26m x 2.74m

SERVICES
We understand that the property has the benefits of mains water, electricity and drainage. The central heating is oil fired, with the oil tank, boiler, and hot water cylinder having been recently renewed, as well as further loft insulation having been installed.

TENURE & POSSESSION
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX
The property is in Band ' D ' on the Shropshire Council Register.

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.

W3W
///stow.lemons.enjoys

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.