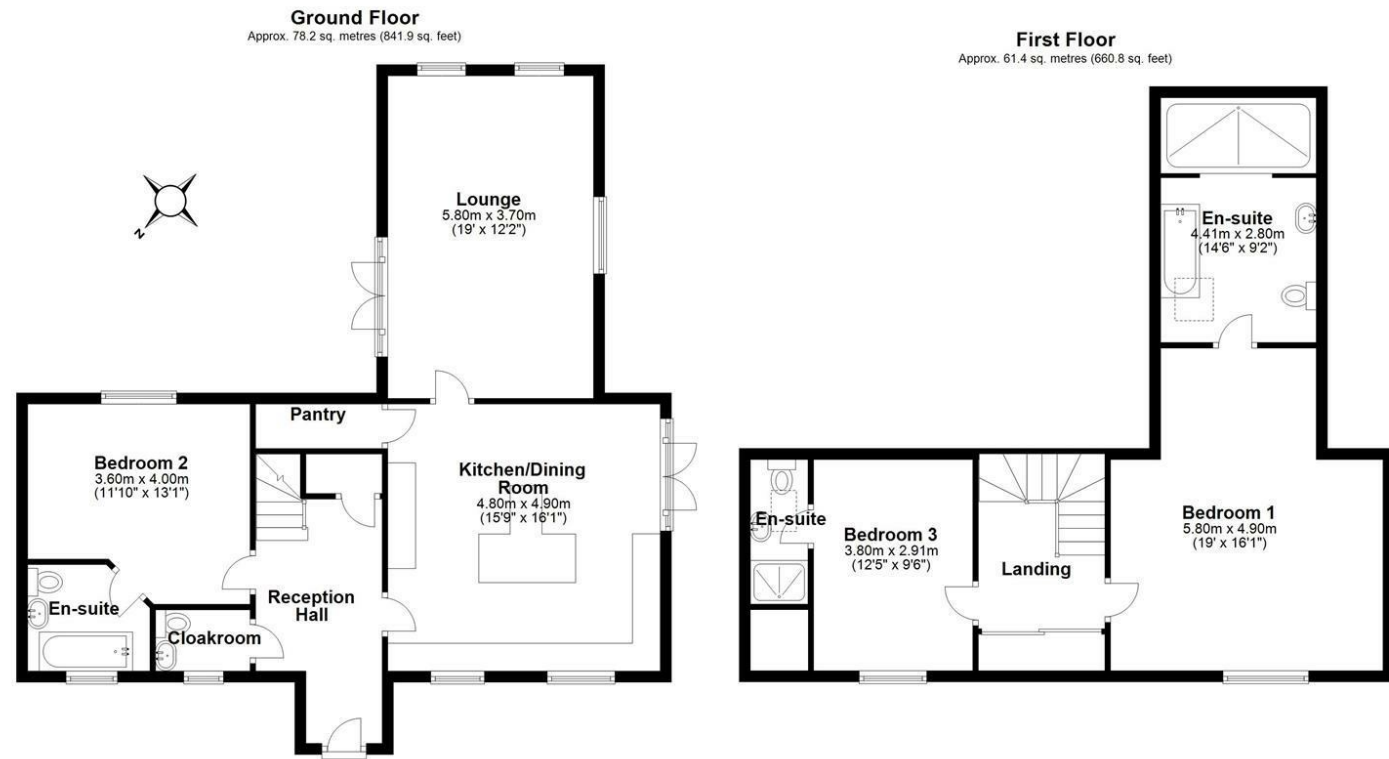
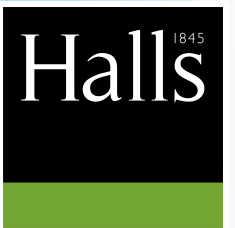


FOR SALE

Little Haven, 11a Pyms Road, Wem, Wem, Shrewsbury, SY4 5AT



Total area: approx. 139.6 sq. metres (1502.7 sq. feet)  
11a Pyms Rd



FOR SALE

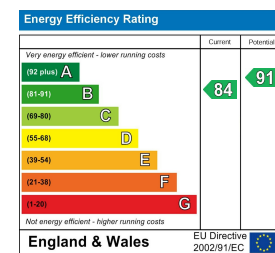
Offers in the region of £374,995

Little Haven, 11a Pyms Road, Wem, Wem, Shrewsbury, SY4 5AT

**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



A recently constructed and immaculately presented three-bedroom detached dormer bungalow benefitting from well designed internal accommodation, detached garage, and attractive rear gardens, enviably situated within a gated development of just two properties in the popular north Shropshire town of Wem.



01691 622 602

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



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1 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Detached Dormer Bungalow
- Modern Property in Select Gated Development
- Impeccably Presented
- Three En-Suites
- Driveway and Detached Garage
- Popular Town Location

**DESCRIPTION**

Halls are delighted with instructions to offer Little Haven, 11a Pyms Road, Wem, for sale by Private Treaty.

Little Haven is a recently constructed and immaculately presented three-bedroom detached dormer bungalow benefitting from well designed internal accommodation, detached garage, and attractive rear gardens, enviably situated within a gated development of just two properties, in the popular north Shropshire town of Wem.

The property, which offers a deceptive amount of internal accommodation presented to exacting standards, currently comprises, on the ground floor, an Entrance Hall, Kitchen/Breakfast Room, Living Room, Bedroom (with En Suite Bathroom), and Cloakroom together with, two first floor Bedrooms (both of which enjoy En Suites).

Little Haven also enjoys newly fitted quality carpets.

Externally, the property is complimented by attractive walled gardens, at present predominantly laid to lawn but with a paved patio area offering excellent space for outdoor entertaining/dining, together with a large detached garage.

The sale of Little Haven does, therefore, offer the very rare opportunity for purchasers to acquire an impeccably presented three-bedroom dormer bungalow situated within a select gated development in the popular town of Wem.

**THE ACCOMMODATION COMPRISES**

The property is entered via a UPVC front door with decorative glazed panelling in to an:

**ENTRANCE HALL**

Wood effect laminate flooring, a door in to a useful understairs storage cupboard, staircase to first floor and a door in to a:

**KITCHEN BREAKFAST ROOM**

16'1" x 15'7" (4.9 x 4.76)

A continuation of the wood effect laminate flooring, UPVC double glazed windows on to front elevation with fully glazed patio UPVC doors with windows to either side leading out on to side elevation and patio area beyond, a selection of base and wall units with roll topped wood effect work surfaces above, inset one and a half composite sink with draining area to one side and mixer tap (H&C) above, Belling four ring electric hob with Ciarra extractor fan above and complimentary Hisence electric oven with, above this, an integrated microwave, with further integrated appliances to include: Prima dishwasher and fridge/freezer together with planned space for further appliances. Leading from the island is an integrated breakfast/dining table with wood affect surface complimenting the worktops, the kitchen also has a door leading in to a store/utility room with window on to rear elevation.

**LIVING ROOM**

18'5" x 12'4" (5.61 x 3.75)

Wood effect laminate flooring, UPVC double glazed windows on to three aspects with fully glazed UPVC patio doors leading out on to side aspect and further on to the garden.

**GROUND FLOOR BEDROOM**

13'0" x 8'11" widening to 11'8" (3.95 x 2.72 widening to 3.55)

Fitted carpets as laid, UPVC double glazed windows on to rear elevation overlooking the garden. A door leading in to the:

**EN SUITE BATHROOM**

Opaque double glazed window on to the front elevation, partly tiled walls and a bathroom suite to comprise low flush WC, wall mounted hand basin (H&C) and panelled bath (H&C) mixer tap alongside a heated towel rail.

**DOWNSTAIRS CLOAKROOM**

Wood effect laminate flooring, opaque UPVC double glazed window on to front elevation and a hand basin set into a vanity unit with cupboards below alongside a low flush WC.

**FIRST FLOOR LANDING AREA**

Fitted carpet as laid, mirror fronted sliding doors leading in to the storage/boiler space which houses the oil fired Worcester Bosch boiler.

**BEDROOM ONE**

15'11" x 8'10" 10'10" x 5'3" (4.86 x 2.69 3.3 x 1.59)

Fitted carpet as laid, UPVC double glazed window on to front elevation and a door leading in to an:

**EN SUITE BATHROOM**

Luxuriously appointed to include, velux sky light, tiled flooring and bathroom suite comprising: bath with (H&C) mixer tap, wall mounted hand basin (H&C) and low flush WC set in to vanity unit with a range of storage and shelving. To the far end of the room is a fully-tiled walk in shower space housing a mains-fed shower.

**BEDROOM TWO**

9'5" x 8'2" (2.87 x 2.5)

Fitted carpet as laid, UPVC double glazed window on to front elevation and a door in to the:

**EN SUITE SHOWER ROOM**

Velux skylight, wood effect laminate flooring and a bathroom suite to include, walk in shower cubicle with tiled surround and mains fed shower with rainfall head, wall mounted hand basin (H&C) mixer tap and low flush WC set in to vanity unit containing shelving and storage.

**OUTSIDE**

The property is approached through impressive full height timber gates, these leading onto a gravelled driveway which leads further on to the tandem driveway parking and detached garage. A paved walkway flanked by raised flower beds leads to the front door.

**GARDENS**

The gardens are an attractive and unexpected feature of the property and briefly comprise an area of shaped lawn bordered by a raised flower bed retained by timber sleepers, with a paved walkway leading around the property and culminating to the rear in a delightful paved patio area ideal for outdoor dining and entertaining, this leading further on to an area of artificial grass; all retained by full height brick walls.

**DETACHED GARAGE/WORKSHOP**

approx 21'3" x 14'9" (approx 6.5m x 4.5m)

Electrically operated roller shutter door, concrete base, and power and light laid on. Attractively clad in timber to retain a sympathetic aesthetic.

**SERVICES**

We understand that the property has the benefit of mains water, gas, electricity and drainage.

**TENURE**

The property is said to be of freehold tenure an 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.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.