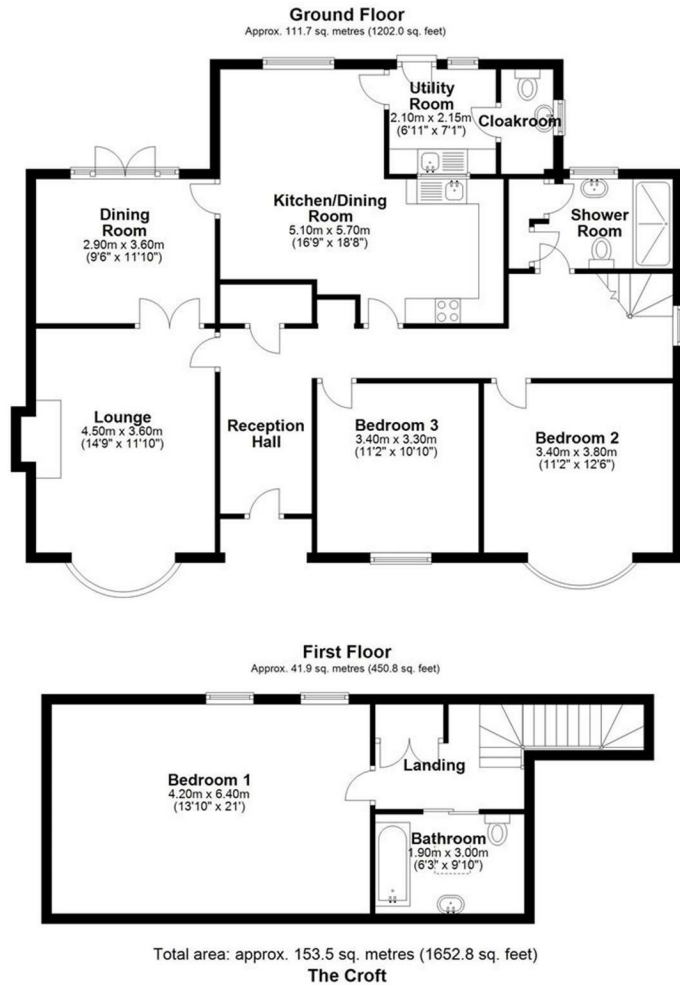


FOR SALE

The Croft Tilley, Wem, Shrewsbury, SY4 5HE



FOR SALE

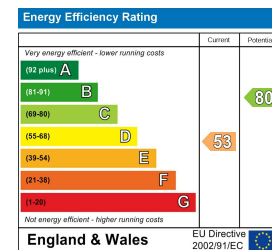
Price Guide £475,000

The Croft Tilley, Wem, Shrewsbury, SY4 5HE

**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 wonderful Dorma Bungalow with superb bedroom and living accommodation, set in a lovely village location, with gardens and a paddock. Set in approx. 0.44 acres.



01743 236 444

**Shrewsbury Sales**  
 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
 E: shrewsbury@halls.gb.com



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached Dormer Bungalow
- Village Location
- No Upward Chain
- Kitchen/Dining/Family Room
- Garage
- Gardens front and rear and a paddock – in total 0.44 acres

#### DIRECTIONS

From Shrewsbury take the A258/B5476 road to Wem. On reaching the railway bridge, pass under and then immediately left for Tilley. Continue along the road and bear round to the right, The Croft will be located on the right hand side.

#### SITUATION

The property is pleasantly situated in the popular village of Tilley, a conservation area, which is surrounded by farmland, whilst being readily accessible to Wem town centre, which offers a good range of amenities and shops, supermarket, schools, bowling and cricket clubs, together with a rail service. There is a network of country lanes ideal for walking and riding out purposes, which link to Loppington and thereon up towards Ellesmere with Colemere and Lyneal. Commuters have good access to a number of commercial centres including Shrewsbury, Telford, the Potteries, Chester and Birmingham.

#### DESCRIPTION

An incredibly impressive three double bedroom Dormer bungalow situated in the picturesque village of Tilley near the market town of Wem. The property offers over 1,500 sq ft of accommodation and comprises two ground floor double bedrooms, a shower room, spacious kitchen/dining room/family room with integrated hob and electric oven, utility room with plumbing for washing machine and downstairs WC. Off the kitchen leads in to a second sitting room with French doors opening on to the garden and leading on to a large living room with log burner. Upstairs is a further large double bedroom and bathroom with shower over bath. Outside is a generous garden and paddock beyond. There is also a detached single garage as well as off road parking. The property benefits from double glazing, oil-fired central heating and is well presented throughout.

#### ACCOMMODATION

##### RECEPTION HALL

##### SITTING ROOM

With views over the front garden. Fireplace with log burning stove.

##### SECOND SITTING ROOM / DINING ROOM

With French doors leading to rear garden and opening to kitchen area.

#### KITCHEN BREAKFAST / FAMILY ROOM

Large 'L' shaped room with a range of wall and floor units. Built in hob and free standing electric cooker. Doors lead to one side to the hallway and the utility to the other.

#### BEDROOMS 2 AND 3

Both well proportioned rooms and located to the front of the property.

#### SHOWER ROOM

Large walk in shower, sink and WC.

#### UTILITY ROOM

#### FIRST FLOOR

#### PRINCIPAL BEDROOM

#### BATHROOM

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### SERVICES

Mains water and electricity are understood to be connected. Oil fired central heating. Private drainage. None of these services have been tested.

#### COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)