

FOR SALE

13 Lowe Hill Road, Wem, Shrewsbury, SY4 5UA



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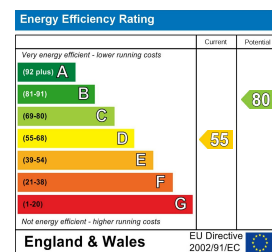
Offers In The Region Of £220,000

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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 deceptively spacious and greatly improved semi detached family house, presented to an extremely high standard with good sized rear gardens in a convenient and popular location on the edge of the North Shropshire town of Wem.



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Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Modern Kitchen
- Open plan sitting room/dining room
- Large gardens
- Storage sheds
- Large frontage
- 2 good size bedrooms

DESCRIPTION

13 Lowe Hill Road is an improved and spacious semi detached house located on a large plot with good sized gardens. The property comprises kitchen, open plan sitting room/dining room, utility room, 2 bedrooms, shower room and WC. It has double glazed windows, a large frontage with private drive and garage. There is significant potential for extension to the side and a great range of storage sheds/timber outbuildings to the rear.

ACCOMMODATION

RECEPTION HALL

With staircase to the first floor and leading into the newly fitted kitchen.

KITCHEN

Recently updated and offering a selection of grey gloss wall and floor units, built in fridge/freezer, oven, microwave, induction hob with extractor above. There are lovely views of the rear garden.

OPEN PLAN SITTING AND DINING ROOM

Front to back with views of both front and rear gardens with French doors leading to the rear patio and gardens beyond. Feature fireplace with Aga wood burner (this supplies the solid fuel heating).

UTILITY ROOM AND WC

Access to the garage.

BEDROOM 1

Built in wardrobes, walk in wardrobe, views to the front of the property.

BEDROOM 2

Good size second bedroom with views over the rear garden.

SHOWER ROOM

A wet room with shower, sink and WC.

OUTSIDE

A large private driveway with garden to the side leads to the front of the property and garage to the side. To the rear there is a patio area, and large lawned garden with a selection of timber storage units housing wood for the solid fuel heating in the house. This wood will be included within the sale. There is also a further storage shed.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

Mains water, electricity and drainage are understood to be connected. Heating is by solid fuel. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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