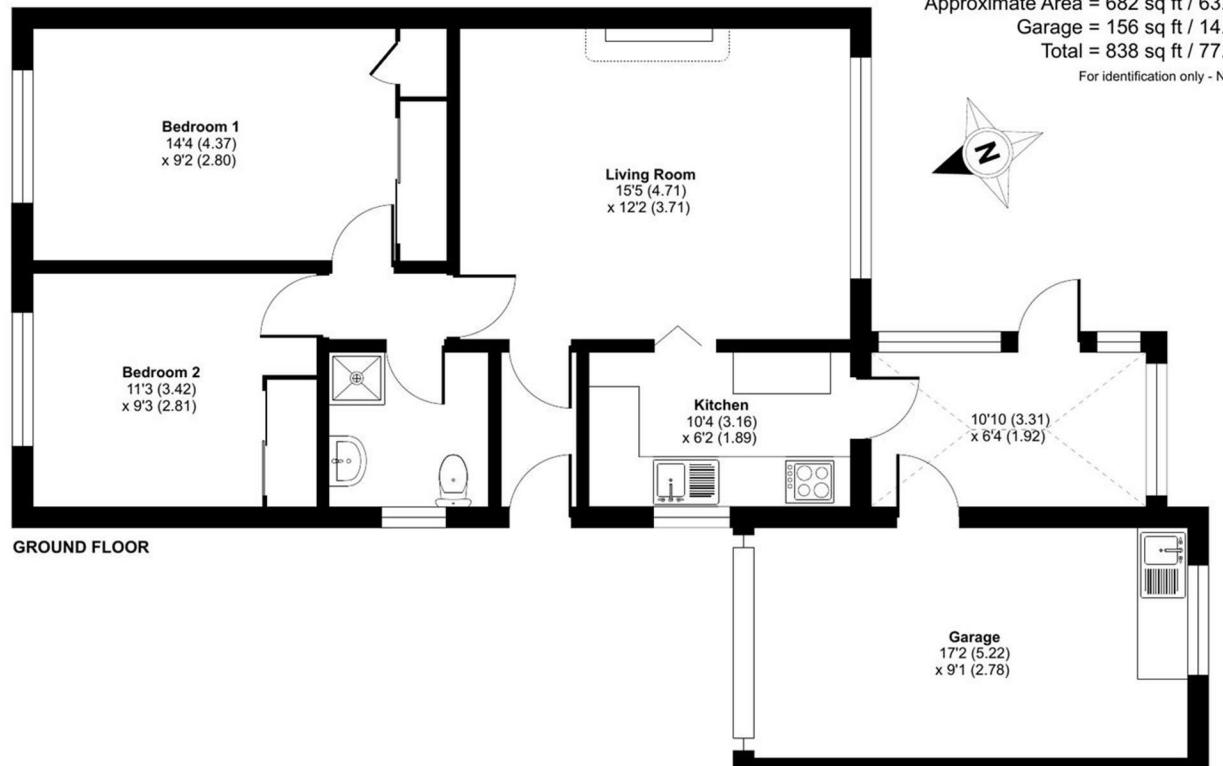


FOR SALE

89 Pyms Road, Wem, Shrewsbury, SY4 5UU

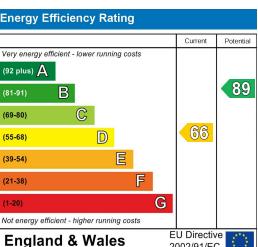


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1289357

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



Halls¹⁸⁴⁵

01743 236444

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

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FOR SALE

Offers in the region of £199,950

89 Pyms Road, Wem, Shrewsbury, SY4 5UU

A highly desirable and attractively proportioned detached bungalow, set with garage and easily maintained south facing gardens on the fringe of this popular town location.



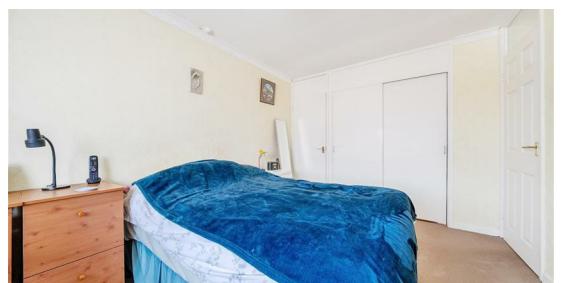
hallsgb.com

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MILEAGES: Shrewsbury 11.8 miles, Telford 23. miles. All mileages are approximate.

1 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s

- Convenient and popular location
- Well proportioned rooms
- Scope to improve
- Driveway parking and garage
- South facing gardens

DIRECTIONS

From Shrewsbury, proceed North until reaching the market town of Wem. At the junction by the church, take the right turn onto High Street, followed by the left turn onto New Street (B5476). Continue along until reaching the left turn into Pyms Road. Proceed along Pyms Road and the property will be found on the left hand side.

SITUATION

The property occupies an appealing location towards the outskirts of town. The town centre is within walking distance and offers a good range of amenities, including shops, supermarkets, schools and leisure facilities. The town centre also provides a useful rail service to Shrewsbury, Whitchurch and Crewe.

DESCRIPTION

89 Pyms Road is a highly desirable detached bungalow. The property offers well proportioned accommodation which would offer further scope for modernisation and improvement. The accommodation comprises a spacious lounge diner, kitchen, 2 bedrooms and a shower room with an additional lean-to attached to the rear of the property. Outside, there is a generous driveway parking area together with a garage. The gardens are positioned to the rear and provide patio seating areas with neatly maintained lawns and offer a southerly facing aspect.

ACCOMMODATION

Panelled part glazed entrance door leads into:-

ENTRANCE HALL

With glazed door through to:-

LIVING ROOM

With ornamental fireplace, picture window overlooking rear gardens.

KITCHEN

Providing a range of eye and base level units comprising cupboards and drawers, with generous worksurface area over and incorporating a one and half bowl sink unit and drainer with mixer tap. Wall mounted Glow-Worm gas fired central heating boiler, space for fridge freezer, space and connection for electric cooker, part tiled walls, part glazed door to:-

LEAN-TO

With part glazed door to garden and part glazed door to:-

INNER HALLWAY

Access to loft space and doors off and to:-

BEDROOM ONE

Providing a range of built in wardrobes and built in airing cupboard housing the insulated hot water cylinder.

BEDROOM TWO

With built in double wardrobe.

SHOWER ROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and shower cubicle with inset tiling and electric shower. Part tiled walls and tiled splash.

OUTSIDE

The property is approached over a generous tarmacadam driveway which provides parking for numerous vehicles, whilst also giving access to the garage.

GARAGE

With metal up and over entrance door, power and light points, fitted stainless steel sink unit and drainer with space and plumbing for washing machine under.

THE GARDENS

The gardens are positioned to the rear of the bungalow and offer a flagged patio seating area, with neatly maintained flowing lawns and well stocked and established shrubbery beds and borders. Prospective purchasers may be delighted to note that the rear gardens benefit from a southerly facing aspect.

GENERAL REMARKS**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.

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, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.