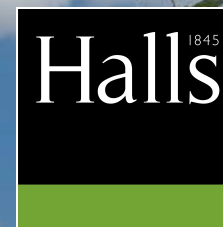
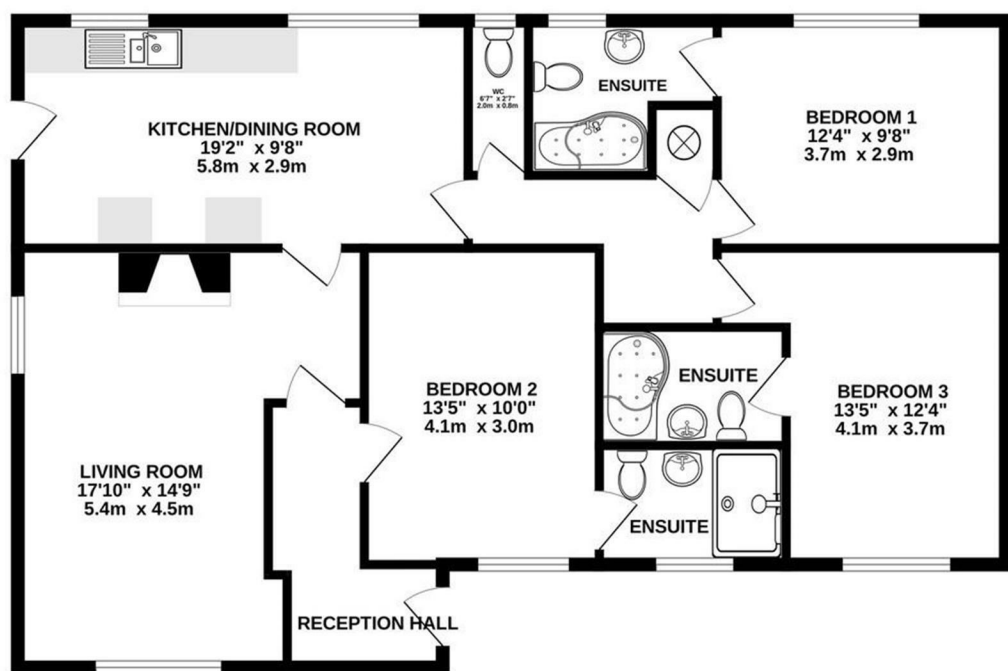


FOR SALE



Ring Bank Soulton Road, Wem, Shrewsbury, SY4 5RS

GROUND FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

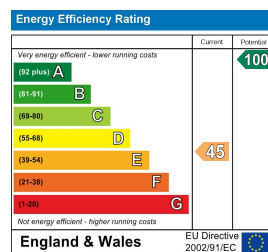
Offers In The Region Of £425,000

Ring Bank Soulton Road, Wem, Shrewsbury, SY4 5RS

**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 most appealing detached bungalow offering spacious accommodation set with garage and lawned gardens with lovely views over open farmland in this quiet rural locality.



01743 236 444

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



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MILEAGES: Wem 2.3 miles, Whitchurch 7 miles, Shrewsbury 13.2 miles. All mileages are approximate.



1 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Detached well proportioned bungalow
- Spacious living room
- Clearview log burner
- Attached garage
- Lawned gardens
- Lovely aspect and views

#### DESCRIPTION

Ring Bank is a well proportioned detached bungalow which will no doubt provide wide market appeal. The accommodation offers a spacious living room with Clearview log burning stove. Kitchen diner, three bedrooms each with either an ensuite shower or bathroom and a separate WC. Outside the property is approached over a private sweeping driveway which leads onto a large gravel parking area and also gives access to the attached garage. The gardens are predominantly lawned and offer excellent scope for all garden enthusiasts to introduce their own ideas and tastes. Prospective purchasers will be delighted to note that the bungalow has a lovely aspect over adjoining fields and towards Shakespeare's wood.

#### ACCOMMODATION

A panelled timber entrance door leads into entrance hall with doors off into

#### LIVING ROOM

With dual aspect windows, with lovely aspect over gardens and surrounding farmland. Fireplace with tiled hearth, exposed chimney breast, Clearview log burning stove.

#### KITCHEN DINER

Tiled floor providing a range of eye and base level units comprising cupboards and drawers with work surface area over, and incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap. Space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble drier, space for fridge freezer. Oil fired central heating boiler. Panelled part glazed door to rear. Off the entrance hall access can also be gained to

#### BEDROOM ONE

Door to:

#### ENSUITE SHOWER ROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and large walk in shower cubicle with wall mounted electric shower. Part tiled walls and splash screen.

#### INNER HALL

With access to loft space. Built in airing cupboard housing the hot water cylinder. Doors to

#### BEDROOM TWO

With door to

#### ENSUITE BATHROOM

With a white suite comprising low level WC, pedestal wash hand basin and P-shaped panelled bath with electric shower over. Fully tiled walls, splash screen, shaving light, wall mounted heated towel rail.

#### BEDROOM THREE

With door to

#### ENSUITE BATHROOM

Tile effect flooring and providing a white suite comprising low level WC, pedestal wash hand basin and P-shaped panelled bath with electric shower over. Fully tiled walls, splash screen, extractor fan.

#### GUEST WC

With low level WC and wash hand basin.

#### OUTSIDE

The property is approached off Saulton Road over a private sweeping driveway that extends onto a large stoned parking area with space for numerous vehicles, whilst also extending down the side of the bungalow giving access to the attached single garage.

#### SINGLE GARAGE

With up and over entrance door, power and light points.

#### GARDENS

To the front and side the gardens offer lawns which flank the driveway and incorporate a number of different specimen trees. The lawns then extend across the rear and allow purchasers an opportunity to introduce their own ideas and designs. Purchasers will be delighted to note that the bungalow and gardens provide stunning views over the adjoining farmland.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

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

#### SERVICES

Mains water and electricity are understood to be connected. Oil fired central heating. Foul drainage is to a septic tank. None of these services have been tested.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### COUNCIL TAX

Currently Non-domestic business rates - 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@halls.gb.com](mailto:shrewsbury@halls.gb.com)