



## 79 Somerset Way

Wem SY4 5TW

**£125,000**

**A very well designed and immaculately presented One bedroom studio house, with parking, well maintained garden and small enclosed utility area, situated in a popular residential locality a showalking distance to the loac rt distance from the centre of Wem. The property is pleasantly situated towards the confines of the town and yet walking distance to local facilities and the delightful north Shropshire countryside. Wem provides ,shopping, schools and a good range of recreational facilities, within commuting distance of Shrewsbury,Telford,Whitchurch, Ellesmere and Market Drayton.**



**Full description:**

**A very well designed and immaculately presented One bedroom studio house, with parking, well maintained garden and small enclosed utility area, situated in a popular residential locality a showalking distance to the loac rt distance from the centre of Wem. The property is pleasantly situated towards the confines of the town and yet walking distance to local facilities and the delightful north Shropshire countryside. Wem provides ,shopping, schools and a good range of recreational facilities, within commuting distance of Shrewsbury,Telford,Whitchurch, Ellesmere and Market Drayton. Wem also benefits from good rail links which connect to all the main service routes providing excellent accessibility to a range of different destinations.**

**Description :**

**Description - Welch Estate Agents are delighted with instructions to offer 79 Somerset Way, Wem, for sale by private treaty.**

**The internal accommodation is presented to a good standard, consisting of a Sitting room, Kitchen dining area together with a First Floor Bedroom and well proportioned shower room. The property benefits from double glazed windows and doors throughout, ample storage throughout the property and recently installed gas central heating.**

**Outside, the property provides parking for a number of vehicles leading to an enclosed utility drying area which could be incorporated into the main rear garden.**

**The sale of 79 Somerset Way does, therefore, provide an excellent opportunity for first time buyers/investors to acquire a very well designed property in this convenient edge of town location.**

**Welch Estate Agents, the sole selling agents, strongly recommend an immediate internal inspection to appreciate the well laid out accommodation.**

**Situation - The property is pleasantly situated towards the confines of the town and yet walking distance of the center to local facilities and the delightful north shropshire countryside.Wem provides ,shopping,schools and a good range of recreational facilities and within commuting distance of Shrewsbury,Telford,Whitchurch, Ellesmere and Market Drayton. Wem also benefits from good rail links which connect to all the main service routes providing excellent accessibility to a range of different destinations.**

**The Accommodation Comprises - A UPVC front entrance door opening in to**

**Reception Hall - Carpet floor and store cupboard,**

**Sitting Room - 3.61M (11ft 10in) x 3.58M (11ft 9in)**

**Fitted carpet as laid, double glazed window, electric wall heater and radiator**

**Kitchen dining area - 4.67M (15ft 4in) x 1.78M (5ft10in)**

**With a range of matching eye level and lower cabinets, modern recently installed combi boiler, vinyl floors and radiator. Single drainer sink, LED Lights. Double glazed window looking out to the front of the property.**

**Landing -**

**With a double glazed window to side elevation and a door into a Linen Storage cupboard with slatted shelving and electric heater.**

**Bedroom - 3.50M x 3M (11'8" x 9ft '10in")**

**Having two Velux windows ,With a fitted carpet as laid, radiator and fitted wardrobe**

**Shower Room - With a hand basin (H&C) with mixer tap , corner shower cubicle with mains fed shower, low flush WC, double glazed opaque window to side elevation, inspection hatch to roof space, radiator and electric wall heater.**

**Outside - Outside the property provides a well maintained rear garden, leading to an enclosed utility drying area , which is incorporated into the main garden. driveway with ample parking. The Property provides a well presented rear garden with the potential for extensions or a large patio area.**

**Shrewsbury, Shropshire, SY2 6ND.**

**Council Tax - The property is in Band ' a ' on the Shropshire Council Register.**

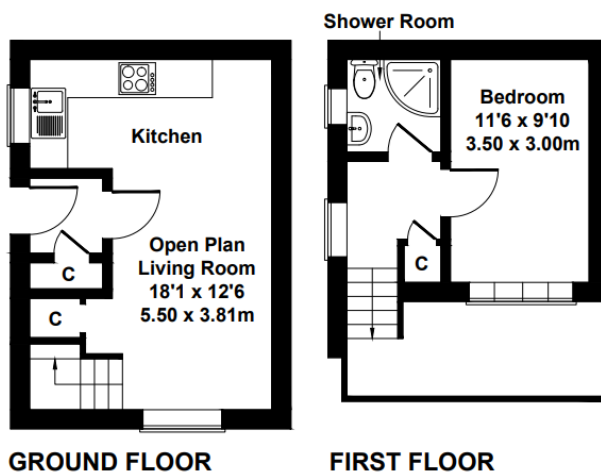
**Viewings - By appointment through Welch Estate Agents, Wem**





## 79 Somerset way, Wem

Approximate Gross Internal Area  
377 sq ft - 35 sq m



Not to Scale. Produced by The Plan Portal 2024  
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