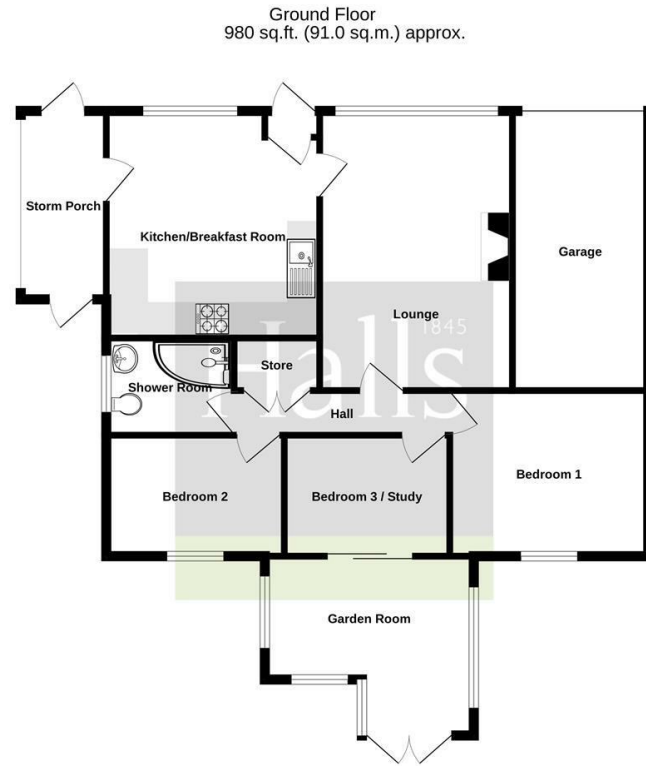


78 Lowe Hill Road, Wem, SY4 5UT



Ground Floor  
980 sq.ft. (91.0 sq.m.) approx.

TOTAL FLOOR AREA: 980 sq.ft. (91.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error or omission in the statement. The plan is for illustrative purposes only and should not be used as any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency over time.  
Made with Metaphor 02023



FOR SALE

Offers In The Region Of £300,000

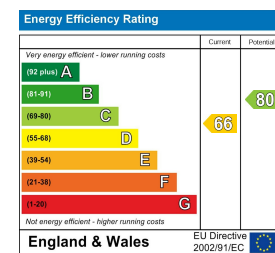
78 Lowe Hill Road, Wem, SY4 5UT

78 Lowe Hill Road is an improved and spacious detached bungalow located on a large plot with landscaped gardens. The property comprises breakfast kitchen, lounge, study / 3rd bedroom, 2 bedrooms, shower room and a garden room. It has double glazed windows, gas central heating, drive and garage. It is located on the edge of Wem and overlooks fields.

**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



01948 663 230

Whitchurch Sales  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Modernised Bungalow
- Breakfast Kitchen
- Lounge, Study Garden Room
- 2 Bedrooms, Shower Room
- Gas C.H & D.G Windows
- Front & Rear Gardens
- Drive & Garage
- Close to Town Centre

#### Brief Description

The property is well presented and comprises a spacious modern breakfast kitchen, lounge, study / bedroom3 bedrooms and a shower room. Off the study is an insulated timber framed garden room over looking the spacious rear garden.

The property overlooks fields across the road from the front and has gas fired central heating, double glazed windows, drive and garage.

#### Breakfast Kitchen

13'3" x 12'5" (4.04m" x 3.78m")

Modern range of kitchen units with a wide range of base and wall mounted units, work top surface with tiled splash back and there is a stainless steel drainer sink unit. The kitchen has an integrated washing machine, fridge & freezer. There is a Bosch ceramic hob and Bosch electric oven. The kitchen has a front & side door and double glazed window overlooking the front garden and fields beyond.

#### Lounge

16'4" x 11'3" (4.98m" x 3.43m")

Feature fireplace and large double glazed window to the front.

#### Inner Hall

Door to the bedrooms, shower room and store cupboard.

#### Bedroom One (rear)

11'7" x 10'2" (3.53m" x 3.10m")

Double glazed window overlooking the rear garden and radiator.

#### Bedroom Two (rear)

10'8" x 7'1" (3.25m" x 2.16m")

Double glazed window and radiator.

#### Study / Bedroom Three (rear)

9'8" x 7'11" (2.95m" x 2.41m")

Double glazed sliding patio doors and radiator.

#### Garden Room

11'9" max x 10'6" (3.58m" max x 3.20m" )

Timber framed insulated garden room with double glazed windows.

#### Shower Room

Modern white suite comprising large walk in shower, low flush W.C, wash hand basin, towel radiator and double glazed windows.

#### Outside

The property is accessed off Lowe Hill Road to a driveway that leads to the garage.

To the front is a lawn with flower borders bordered by railway sleepers. There is access down the side of the property to the side storm porch to the large and enclosed rear garden. There is a central lawn with small ornamental pond with miniature waterfall, decked seating areas, raised flower borders with a wide variety of plants trees and shrubs. There is a garden store shed with power and lighting. There is a further storage area to the rear of the shed. The rear garden is bordered by close border fencing.

#### Garage

16'1" x 8'5" (4.90m" x 2.57m")

Up & over door, power & lighting and wall mounted gas fired boiler.

#### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [onthemarket.com](http://onthemarket.com) WH1375 160324

#### Directions

From the centre of Wem head out on New Street and turn left into Pym's Road by the Hawkstone Arms. Drive along Pym's Road and at the end of the road turn right and the property is located on the right hand side after about 100 metres.

What 3 Words: quietest.wicked.export

#### Council Tax

The current Council Tax Band is 'C'. The cost for 2022 / 23 is £1,857.49. For clarification of these figures please contact Shropshire Council on 0345 6789002.

#### Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

#### Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.