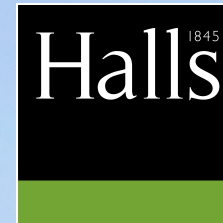
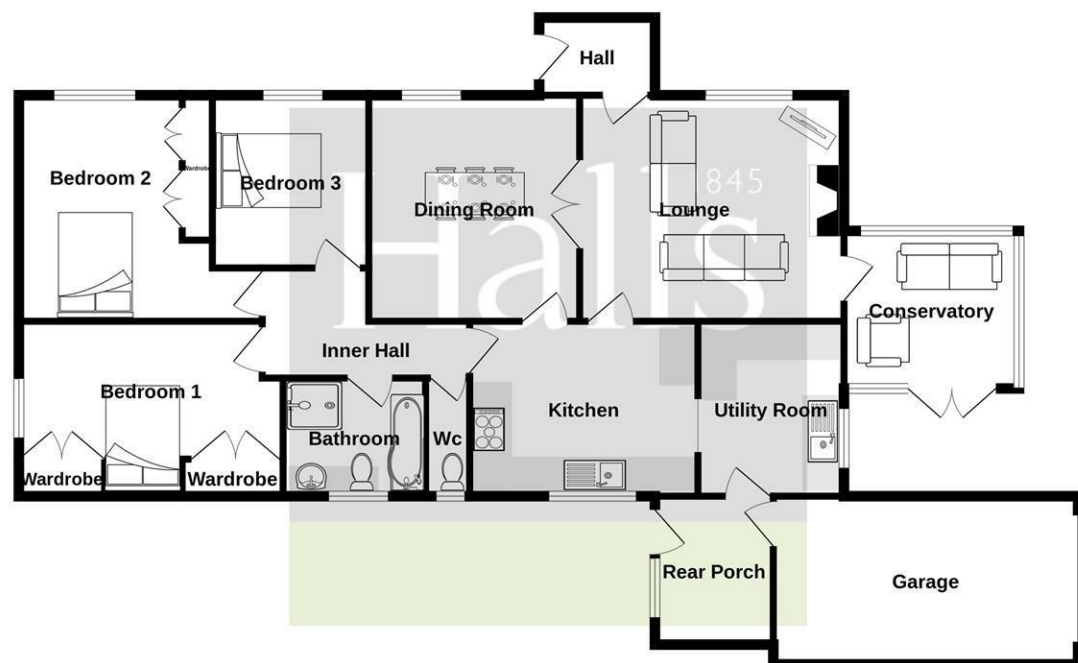


FOR SALE

22 Pyms Road, Wem, Shrewsbury, SY4 5AT



Ground Floor
1356 sq.ft. (126.0 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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

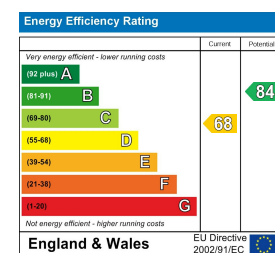
Offers in the region of £365,000

22 Pyms Road, Wem, Shrewsbury, SY4 5AT

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



This wonderful and spacious family home comprises entrance hall, living room, dining room and conservatory. There is a good sized kitchen, utility room and rear entrance porch. The property has an inner hall, three double bedrooms, family bathroom and guest W.C. There are gardens to the front, side and rear, two drives, garage and parking for 4 cars. It has gas central heating and double glazed window.



01948 663 230

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



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Whitchurch (8 miles), Ellesmere (9 miles), Shrewsbury (10 miles). (All Distances Approximate)



3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious Detached Family Home
- Corner Plot, Large Gardens
- Hall, Lounge, Dining Room,
- Kitchen, Conservatory, Utility
- 3 Double Bedrooms, Bathroom
- Cloakroom, Gas C.H & Double Glazing
- Gardens to the Front, Side and Rear
- Garage & parking for 4 Cars

Location

he property is situated on a corner plot on Pyms Road which is a short distance from the centre of the popular town of Wem which has an excellent range of local shopping, recreational and educational facilities. There are a great range of local shops, pubs and restaurants in the town.

The larger centres, also, of Whitchurch (8 miles), Ellesmere (9 miles) and Shrewsbury (10 miles) are within easy motoring distance, all of which have a more comprehensive range of amenities of all kinds. There is also a railway station in the town which is on the Manchester to Cardiff line.

Brief Description

This spacious family home located on a corner plot offers a perfect blend of comfort and convenience. With two well-proportioned reception rooms and a conservatory, this property provides ample space for both relaxation and entertaining. The three double bedrooms ensure that there is plenty of room for family or guests, while the well-appointed spacious bathroom adds to the overall appeal of the home.

Set on a generous corner plot, this home boasts a well-presented exterior and is surrounded by a lovely garden. The property features two drives, offering parking for up to 4 vehicles, which is a rare find in this area.

Families will appreciate the close proximity to Thomas Adams School, making the morning school run a breeze. Additionally, the centre of Wem is just a short walk away, where you can find a variety of shops, cafes, and local amenities, enhancing the convenience of this lovely location.

This spacious accommodation is perfect for those seeking a peaceful lifestyle while still being close to the heart of the community. Whether you are looking to downsize or searching for a family home, this bungalow presents an excellent opportunity to enjoy comfortable living in a desirable area. Don't miss the chance to make this charming property your own.

Accommodation Comprises

There is a path leading from the pavement to the front entrance door which opens into the

Reception Hall

It has wood laminate flooring, light point and radiator.

Living Room

17'7 x 14'9 (5.36m x 4.50m)

Feature fire place with electric flame effect fire, double glazed windows and there are two radiators.

Conservatory

9'9 x 8'9 (2.97m x 2.67m)

Double glazed windows and doors, tiled floor, light point and radiator.

Dining Room

12'9 x 11'9 (3.89m x 3.58m)

There are double doors from the lounge into the dining room which has a double glazed window and a radiator.

Door to the

Kitchen

12'9 x 9'9 (3.89m x 2.97m)

Light oak kitchen units with a range of base and wall mounted units, extensive worktop surfaces, inset drainer sink unit and there is a tiled floor. There is a Rangemaster range style cooker, inset slimline dishwasher, double glazed window to the rear and radiator. There is also a cupboard that houses the gas fired boiler.

Open door way through to the

Utility Room

9'8 x 7'9 (2.95m x 2.36m)

Light oak units comprise base and wall mounted units, store cupboard, work tops and drainer sink unit. There is double glazed window, space and plumbing for washing machine and space for a fridge freezer.

Rear Porch

Double glazed windows and door to the rear yard, power. lighting and door to the garage.

Inner Hall

Door from the kitchen to a spacious inner hall with laminate flooring, loft hatch and radiator.

Bedroom One

14'8 x 9'9 (4.47m x 2.97m)

Fitted wardrobes, double glazed window and a radiator.

Bedroom Two

12'8 x 10'9 (3.86m x 3.28m)

Fitted wardrobes, double glazed window and radiator.

Bedroom Three

9'8 x 8'9 (2.95m x 2.67m)

Double glazed window and radiator.

Bathroom

Modern suite comprising panelled bath, separate shower, vanity unit with wash hand basin and W.C. There is a double glazed window, electric towel radiator and lighting.

Separate W.C

Suite comprising low flush W.C, light point and double glazed window

Outside

The property can be accessed either from Pyms Road or Trentham Road. There is a drive to the front of the garage and a 2nd double width off Trentham Road. There are landscaped gardens to the front with lawn and flower borders. The front garden is bordered by wrought iron fencing. There is access down the side of the garage to the rear yard which is paved and there is a raised flower bed. This is ideal for a dog run area. To the other side of the property is a further garden area which is paved and ideal as child's play area. There is a useful garden storage shed and gate leading to the 2nd drive.

Garage

17'1 x 9' (5.21m x 2.74m)

Up and over door, power and lighting.

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 & Onthemarket.com WH1565 021224

Directions

From the centre of Wem head out on New Street and turn left into Pyms Road by the Hawkstone Arms. Drive along Pyms Road and the property is on the corner with Trentham Road.

What 3 Words: quest.snippet.snooping

Council Tax - Shropshire

The current Council Tax Band is 'E'. 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.