

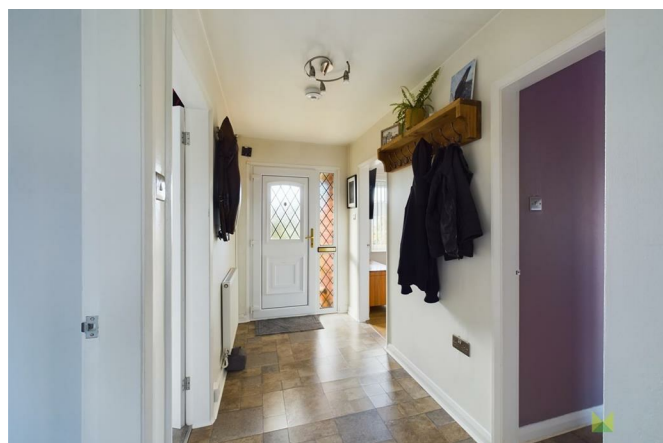
# 5 Lacon Drive Wem SY4 5JA



**2 Bedroom Bungalow - Detached**  
**Offers In The Region Of £265,000**

## The features

- IMMACULATELY PRESENTED 2 BEDROOM DETACHED BUNGALOW
- SPACIOUS RECEPTION HALL
- ATTRACTIVELY FITTED KITCHEN/BREAKFAST ROOM
- LOVELY ESTABLISHED GARDENS, DRIVEWAY AND GARAGE
- NO CHAIN
- HAVING UNDERGONE COMPLETE MODERNISATION
- LOUNGE WITH FEATURE LOG BURNER
- 2 DOUBLE BEDROOMS AND BATHROOM WITH SHOWER
- MUCH SOUGHT AFTER LOCATION
- EPC RATING C



**\*\*\* IMPRESSIVE 2 BEDROOM DETACHED BUNGALOW \*\*\***

This immaculately presented bungalow has undergone complete modernisation and offers spacious accommodation that must be viewed to be fully appreciated.

Occupying an enviable position in this popular location on the edge of the Town, a short stroll from all amenities and ideal for commuters with the Railway Station providing access to Shrewsbury and Crewe with links to London.

Reception Hall, Lounge with feature log burner, refitted Kitchen/Dining Room, 2 double Bedrooms and Bathroom with shower.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, garage and lovely well stocked Gardens.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in the popular North Shropshire Market Town. Wem boasts excellent facilities including Supermarket, Post Office, Town Hall, Churches and Doctors along with a Railway Station with links Crewe and London and to the nearby County Town of Shrewsbury.

### RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall. Access to roof space, radiator. Airing Cupboard.

### LOUNGE

having window overlooking the front, feature chimney breast housing cast iron log burner, media point, radiator and wooden floor covering.

### KITCHEN/BREAKFAST ROOM

Attractively re-fitted with range of shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space beneath for washing machine and slot in cooker with extractor hood over, tall shelved larder cupboard. Matching range of eye level wall units and useful pantry cupboard. Space for fridge freezer and dining table. Window overlooking the garden and door to the side.

### BEDROOM 1

A good sized double room with window overlooking the rear garden, radiator.

### BEDROOM 2

Another good sized double room with window to the front, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail/radiator, window to the rear.

### OUTSIDE

The property is set back from the road and approached over driveway with parking for several cars and leading to the car port and Garage. The Front Garden is laid to lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees. Garage with up and over door, power and lighting and personal door to the Rear Garden, which laid to shaped lawn with a range of well stocked flower, shrub and herbaceous beds with paved and gravelled seating areas, aluminium framed greenhouse. The Garden is enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

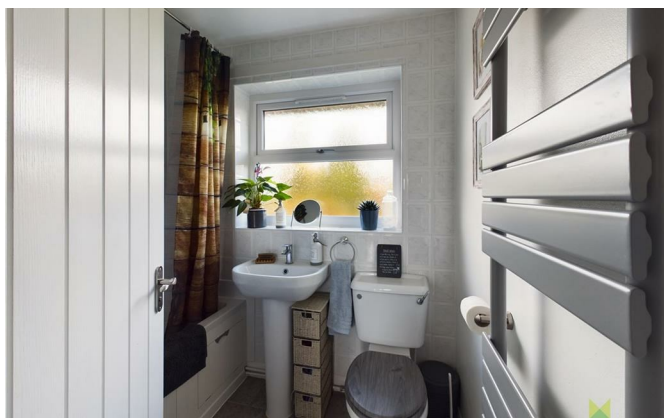
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

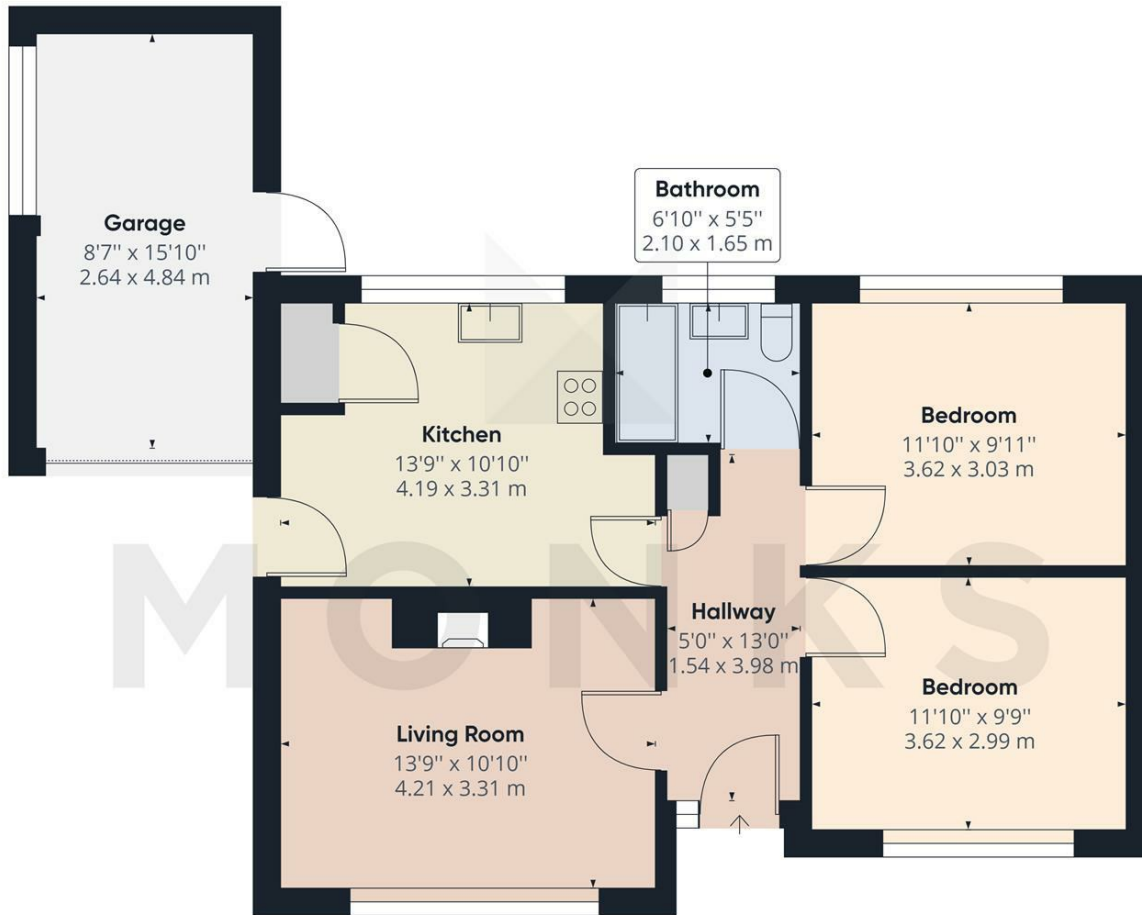
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new hom

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Approximate total area<sup>(1)</sup>  
778.34 ft<sup>2</sup>  
72.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## Get in touch

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## Wem office


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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            | <b>86</b>   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            | <b>69</b>   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.