

# 22 Hazlitt Place Wem SY4 5JR



3 Bedroom Bungalow - Semi Detached  
£270,000

## The features

- GENEROUS SIZED SEMI DETACHED BUNGALOW
- DESIRABLE CUL-DE-SAC LOCATION
- NEARBY TO AMENITIES
- WELL-PRESENTED
- NOW UPWARD CHAIN
- 2/3 BEDROOMS ONE WITH FRENCH DOORS TO GARDEN
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- EPC RATING D



**\*\* 2/3 BEDROOM DETACHED BUNGALOW IN LARGE PRIVATE GARDENS \*\*\***

A generously proportioned semi-detached Bungalow offer versatile living space in an excellent sized plot offering a great level of privacy.

Set in this much sought after and convenient location in this popular north Shropshire market Town and being nearby to local amenities including Shops, Schools, Doctors and Railway Station.

The accommodation which must be viewed to be fully appreciated comprises: Reception Hall, Living Room, Kitchen/Breakfast Room, Dining Room/Optional Bedroom, Two Bedrooms and a Shower room.

The property has Gas Central Heating, Double Glazing, Driveway and Garage along with a private Rear Garden.

Viewing highly recommended.

## Property details

### LOCATION

22 Hazlitt Place occupies an enviable position on a coveted cul-de-sac being ideally placed for access to the wide variety of amenities Wem has to offer. These include schools, supermarket, shops, doctors, restaurants/public houses and an active town hall, along with a railway station with links to Crewe and London. The County Town of Shrewsbury is just 10 miles away.

### RECEPTION HALL 18'4" x 8'2" (5.61m x 2.51m)

A spacious central hallway off which radiate the reception spaces and bedrooms.

### LOUNGE

A light and bright room with contemporary wall mounted coal effect fire, television and aerial point.

### DINING ROOM / BEDROOM THREE

With double glazed sliding patio doors opening onto the rear garden. Great multi purpose room for either a bedroom, study or dining room.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of units incorporating single drainer sink unit set into base cupboard, further range of matching base units comprising cupboards and drawers with round edge work surfaces over and space beneath for washing machine/dishwasher. Inset four-ring gas fired hob unit with oven and grill beneath and extractor hood over, tiled surrounds, matching range of eye level wall units, space for breakfast table, fridge/freezer.

### BEDROOM ONE

With double glazed window to the front, radiator.

### BEDROOM TWO

With double glazed window to the side, radiator.

### BATHROOM

White suite comprising double width fully tiled shower cubicle with direct mixer shower unit, panelled bath, wash hand basin and low flush WC. Complementary tiled surrounds, heated towel rail/radiator, window to the rear.

### REAR ENTRANCE PORCH

With space for a free-standing appliance. Door to the garden.

### OUTSIDE

The property is approached over driveway with parking and leading to the attached garage with up and over door and service door to the rear. The garden to the front is laid to lawn and enclosed with

brick walling.

The generous rear garden is predominantly laid to lawn with flower beds flanking an expanse of lawn.

### 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 mains water, drainage and electricity are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C. 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 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 home.

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