

# 78 Lowe Hill Road Wem SY4 5UT



3 Bedroom Bungalow - Detached  
Guide Price £300,000

## The features

- FAR REACHING RURAL VIEWS
- BEAUTIFUL MATURE REAR GARDEN
- EDGE OF VILLAGE LOCATION
- WELL-PRESENTED ACCOMODATION
- GARAGE AND DRIVEWAY PARKING
- CONTEMPOARY FITTED KITCHEN
- SPACIOUS LIVING ROOM
- THREE BEDROOMS
- MODERN SHOWER ROOM
- EPC RATING D



**\*\* MUCH IMPROVED WITH DELIGHTFUL ESTABLISHED REAR GARDEN AND OPEN FRONT ASPECT \*\***

A well-proportioned three-bedroom bungalow which has been updated by the current owners to offer "turn key read" living with an easy flow of versatile rooms.

Occupying a wonderful open position on the edge of this popular market Town with far-reaching countryside views, enjoying spectacular sunsets over rolling fields.

The accommodation briefly comprises Kitchen/Dining Room, Living Room, Garden Room, Three Bedrooms and a Shower Room.

The property has gas central heating, double glazing, garage and covered alleyway to the side of the house.

Viewing highly recommended.

## Property details

### LOCATION

78 Lowe Hill Road occupies a convenient position on the edge of the popular North Shropshire Market Town of Wem, which boasts a wealth of excellent amenities including Schools, Supermarket, Post Office, Town Hall, Churches and Doctors along with Railway Station with direct links to Crewe and London and the nearby County Town of Shrewsbury.

### LIVING ROOM

A generous room flooded with light from a large picture window overlooking open countryside. The focal point of the room is a striking feature chimney breast with space for a log burner

### KITCHEN/DINING ROOM

Fitted with range of contemporary matching base and wall units incorporating 1.5 Bowl Stainless Steel Kitchen Sink unit. Integrated appliances include Bosh oven, hob cooker with extractor over, washing machine, fridge and freezer, wooden flooring. Enjoys open views to the front from a dining area.

### GARDEN ROOM

A versatile, insulated room which could serve as a home gym or hobby room. The current occupants utilise as an all weather garden sitting room.

### PRINCIPAL BEDROOM

A double room with ample space for free-standing furniture and window overlooking the garden.

### BEDROOM TWO

A smaller double bedroom overlooking the garden.

### BEDROOM THREE / STUDY

A single bedroom or optional study with sliding doors onto the garden room.

### SHOWER ROOM

Fitted with with shower, hand basin set into vanity unit, low flush WC. Fully tiled with a heated towel rail.

### OUTSIDE

The property is approached over driveway leading to an attached single garage and is fronted by garden with lawn.

The rear garden has been carefully curated to offer a private oasis arranged around an expanse of lawn featuring a charming water feature. Borders are filled with flowering seasonal plants and mature shrubbery, along with specimen trees. There are various seating areas to from where to enjoy the gardens and sun throughout the day. A garden shed sits to the far boundary.

### GENERAL INFORMATION

### TENURE

We are advised the property is Freehold and 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 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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Approximate total area<sup>®</sup>  
964.24 ft<sup>2</sup>  
89.58 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.

GIRAFFE 360



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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

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