

# 13 Wellgate Wem SY4 5ES



**3 Bedroom Bungalow - Detached  
Offers In The Region Of £275,000**

## The features

- EXCELLENT 3 BEDROOM DETACHED BUNGALOW
- SPACIOUS AND VERSATILE ACCOMMODATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- NEATLY KEPT GARDENS
- VIEWING RECOMMENDED
- SOUGHT AFTER CUL DE SAC LOCATION CLOSE TO AMENITIES
- LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS AND SHOWER ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- PERFECT FOR THOSE LOOKING TO DOWNSIZE
- EPC RATING C



### \*\*\* 3 BEDROOM DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this 3 bedroom detached bungalow offering spacious and versatile accommodation – perfect for those looking to downsize.

Occupying an enviable position in this much sought after cul de sac location a short stroll from the local amenities of this popular North Shropshire market Town.

The accommodation briefly comprises Entrance Porch, Reception Hall, Lounge, Dining Room, Kitchen, Bedroom 2/Sitting Room, 2 further Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and neatly kept gardens.

Viewing recommended and offered for sale with no upward chain.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

### ENTRANCE PORCH

Good sized sealed unit double glazed entrance porch with further door opening to

### RECEPTION HALL

Storage cupboard, parquet woodblock floor, radiator.

### LOUNGE

A lovely light room with two windows overlooking the front. Wooden fire surround housing living flame gas fire with marble hearth and inset, media point, radiator.

### DINING ROOM

with window to the side, wooden effect flooring, radiator.

### KITCHEN

with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and range of eye level wall units, built in storage cupboard, radiator, window and door to the side.

### INNER HALL

with wooden effect flooring, access to

### BEDROOM 1

A generous sized double room with window to the rear, full height built in wardrobes, wooden effect flooring, radiator.

### BEDROOM 2/SITTING ROOM

A great multi purpose room which could be used as a guest bedroom or sitting room with window and door leading onto the garden, wooden effect flooring, built in storage cupboard, radiator.

### EN SUITE CLOAKROOM

with WC and wash hand basin.

### BEDROOM 3

with window to the side, wooden effect flooring, radiator.

### SHOWER ROOM

with suite comprising fully tiled shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage, WC. Heated towel rail/radiator, window to the side.

### OUTSIDE

The property is approached over driveway with parking and leads to the Garage with up and over door, power and lighting. The Garden to the front is laid to lawn with flower and shrub beds and enclosed with picket style fencing. The Rear garden is laid to lawn and well screened by tall mature conifers offering a great level of privacy. Summer House and garden storage shed.

### 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 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.

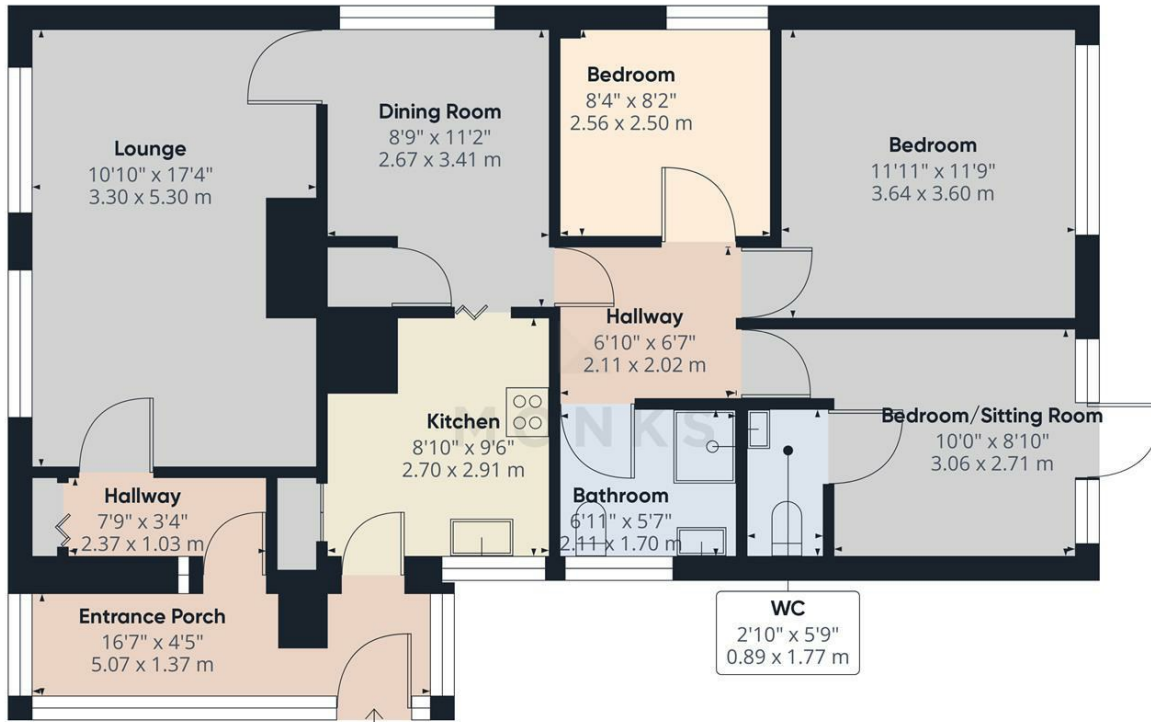
#### NEED TO CONTACT US

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>  
893.3 ft<sup>2</sup>  
82.99 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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		86
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

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