

# 26 Sun Grove Wem Shrewsbury SY4 5HH



**3 Bedroom Bungalow**  
**Guide Price £315,000**

## The features

- MODERNISED DETACHED BUNGALOW
- GENEROUS PROPORTIONS
- BEAUTIFUL ESTABLISHED GARDENS
- TWO/THREE BEDROOMS, WET ROOM
- VERSATILE RECEPTION ROOMS
- NEARBY TO AMENITIES AND TRANSPORT LINKS
- TURN KEY READY HOME
- DRIVEWAY AND DETACHED GARAGE
- EDGE OF TOWN LOCATION
- EPC RATING D



**\*\*\*MONDERNISED BUNGALOW WITH DELIGHTFUL MATURE GARDENS \*\*\***

Well suited for those looking to downsize to a "turn key ready" home. This two/three bedroom detached bungalow offers light and versatile accommodation which overlooks well-stocked gardens to both the front and rear.

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

The accommodation briefly comprises Entrance Hallway, Living Room, Dining Room/Optional Bedroom, Garden Room, Kitchen/Breakfast Room, Two Bedrooms and a Contemporary Wet Room.

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

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in a popular enclave of homes on the peripherals of Wem. The area is ideal for families with nearby schooling and for commuters with the Railway Station a short drive away providing links to the County Town of Shrewsbury, Crewe and London. The local bus connects directly into the centre of Wem which offers an excellent range of facilities and amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and an active town hall. There is a regular bus service to nearby Shrewsbury.

### ENTRANCE HALLWAY

Part glazed front door opens into a light and spacious central hallway off with useful storage cupboard and access to a sizeable, fully fitted loft space via pulldown ladder.

### LIVING ROOM

This generous and light flooded room overlooks the charming front garden and has a feature stone fireplace with space for gas stove.

### KITCHEN/BREAKFAST ROOM

Fitted with an excellent range of contemporary cabinetry under contrasting work surfaces incorporating single stainless steel sink and four ring burner gas hob. Further range of matching eye level cupboards, integrated oven and space for further freestanding appliances. There are two useful built-in cupboards, one housing boiler. Window overlooking the delightful rear garden.

### DINING ROOM/OPTIONAL BEDROOM

Another light flooded room with space for dining room table and chairs. Could serve as a third bedroom if required. Sliding doors into the

### GARDEN ROOM

An idyllic sun trap from where to enjoy the mature gardens and grounds throughout the year.

### PRINCIPAL BEDROOM

Of lovely proportions with window to the front.

### BEDROOM TWO

Currently fitted with an extensive range of built-in cupboards and used as a dressing room, could alternatively serve as a generous single bedroom.

### CONTEMPOARY WET ROOM

With a walk-in shower with dual head over, low level flush WC, hand wash base and set into vanity unit and heated towel rail. Fully tiled with window to rear.

### OUTSIDE

The mature front and rear gardens are a horticulturalists haven, stocked with a wide variety of seasonal herbaceous plants, mature shrubs and specimen trees giving all year round colour and interest. Within the enclosed rear garden are a number of pathways meandering through rose arches to terraced seating areas from where to enjoy the delightful surroundings.

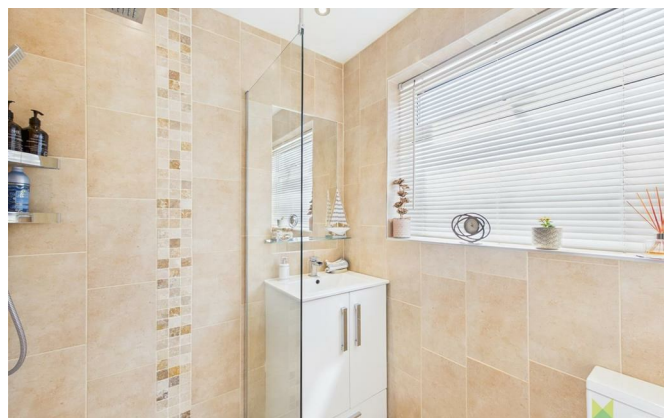
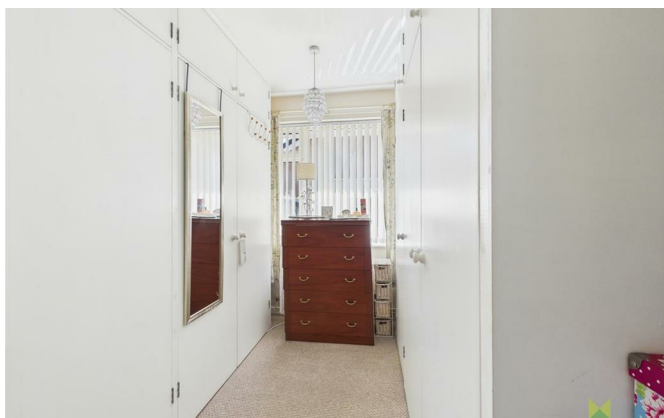
The property is approached over hardstanding driveway providing parking for a number of vehicles in front of a detached single garage with direct service store into the garden.

### GENERAL INFORMATION



## 26 Sun Grove, Wem, Shrewsbury, SY4 5HH.

3 Bedroom Bungalow  
Guide Price £315,000





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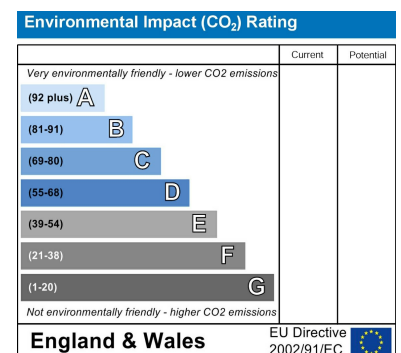
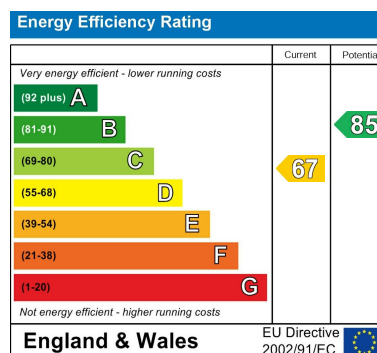
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