

15 Pantulf Road Wem SY4 5LT



3 Bedroom House
Offers In The Region Of £300,000

The features

- IMMACULATELY PRESENTED 3 BEDROOM DETACHED HOUSE
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE CUL DE SAC LOCATION
- THROUGH LOUNGE/DINING ROOM, GOOD SIZED KITCHEN
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY WITH PARKING, GARAGE AND GOOD SIZED GARDEN
- EPC RATING C



***** 3 BEDROOM DETACHED HOME - CUL DE SAC LOCATION *****

An excellent opportunity to purchase this immaculately presented, much improved 3 bedroom detached house - perfect for a growing family or those looking to downsize with space.

Occupying an enviable cul de sac location in this popular area in the heart of the busy market Town of Wem which boasts excellent facilities including schools, shops, doctors and Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, through Lounge/Dining Room, attractive Kitchen with oven and hob, Principal Bedroom with en suite Shower Room, 2 further Bedrooms and re-fitted family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and lovely good sized enclosed rear garden which offers a good level of privacy and not overlooked to the rear.

Viewing highly recommended

Property details

LOCATION

RECEPTION HALL

Composite door opening to Reception Hall, wooden floor covering, radiator.

CLOAKROOM

with WC and wash hand basin set into vanity with storage, window to the front, radiator.

LOUNGE/DINING ROOM

A generous sized through room naturally well lit with windows to the front and rear. Wooden flooring, radiators and media point.

KITCHEN

Attractively fitted with range of units incorporating one and half bowl sink with mixer tap set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching eye level wall units and wine rack. Ample space for fridge/freezer, contemporary radiator and useful shelved pantry cupboard and storage. Window overlooking the garden and door to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with Airing and Linen Cupboards, access to roof space, window to the side.

PRINCIPAL BEDROOM

with window overlooking the front, fitted wardrobes with floor to ceiling sliding doors, media point, radiator.

EN SUITE SHOWER ROOM

Attractively fitted with suite comprising shower cubicle, wash hand basin set into vanity with storage beneath, WC, radiator. Window to the front, radiator.

BEDROOM 2

Another generous double room with window to the rear with aspect over the garden, fitted double wardrobe with floor to ceiling sliding doors, radiator.

BEDROOM 3

with window to the rear with aspect over the garden, radiator.

FAMILY BATHROOM

Recently refitted with suite comprising shaped panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, window to the side, radiator.

OUTSIDE

The property occupies an enviable position at the head of the cul de sac approached over driveway with parking and leading to the Garage with remote operated door, power and lighting and personal door to the garden. The Front Garden is laid to lawn, side pedestrian access leads around to the good sized Rear Garden which has a large paved sun terrace part of which is covered over providing an excellent outside dining/seating area. Laid to lawn with flower and shrub beds with inset specimen trees, enclosed with wooden fencing and offering a great deal of privacy.

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](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.

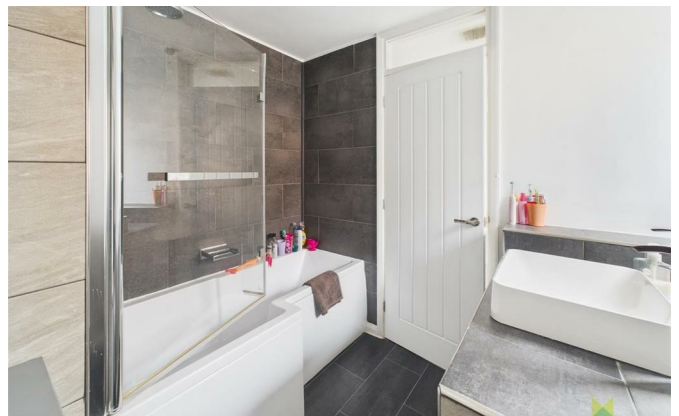
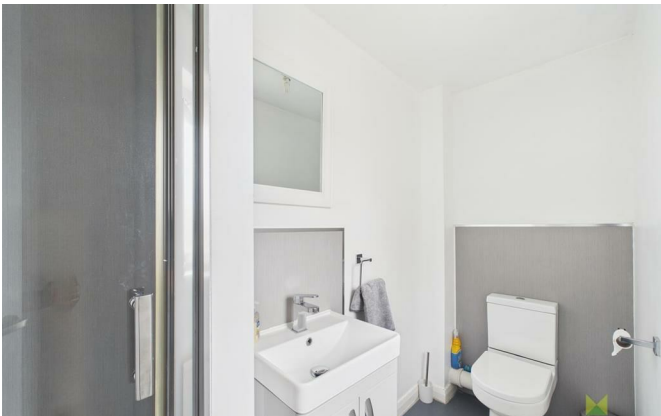
REMOVALS

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

NEED TO CONTACT US

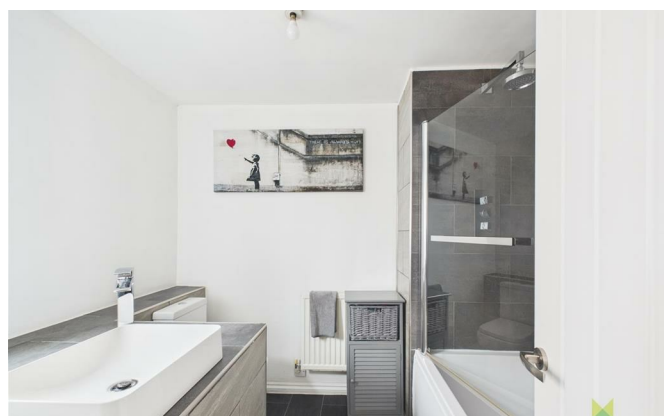
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

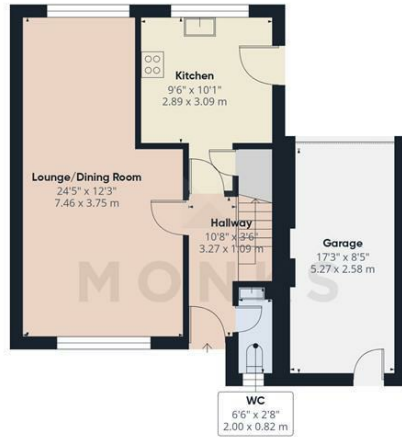




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Floor 0



Floor 1



Approximate total area[®]
1027 ft²
95.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		
(81-91) B		
(69-80) C		
(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	

72

78

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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