

# 4 Drawwell Lane Wem Shrewsbury SY4 5ET



**2 Bedroom Bungalow - Detached**  
**Offers In The Region Of £250,000**

## **The features**

- DETACHED BUNGALOW
- RECEPTION HALL, SPACIOUS LOUNGE
- 2 DOUBLE BEDROOMS AND SHOWER ROOM
- ESTABLISHED WRAP AROUND GARDENS
- EPC RATING TBC
- ENVIABLE LOCATION A SHORT STROLL FROM AMENITIES
- KITCHEN/DINING ROOM, UTILITY ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- NO UPWARD CHAIN



\*\*\* SCOPE FOR MODERNISATION WITH NO UPWARD CHAIN \*\*\*

An opportunity to purchase this well proportioned two bedroom detached Bungalow offered for sale with no upward chain and ideal for those looking to downsize.

Set in this much sought after location ideally placed for amenities and a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

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

The property has gas central heating and double glazing, driveway with parking and delightfully private enclosed garden.

Viewing highly recommended.

## 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 is a regular bus service to nearby Shrewsbury.

### RECEPTION HALL

uPVC front door opens into central hallway off radiate the reception and bedrooms. Telephone point and radiator

### LOUNGE

having windows overlooking the front and side, electric fire, TV point and radiator.

### KITCHEN/DINING ROOM

Dining Area with window overlooking the side gardens. Kitchen fitted with range of wooden fronted 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 having space for fridge and cooker. Coved ceiling, door leading to

### SUN ROOM

with doors and window leading to the garden.

### BEDROOM 1

having window to the front, fitted bedroom furniture and wash hand basin set into vanity unit. Airing Cupboard, radiator.

### BEDROOM 2

with window to the rear overlooking the garden, radiator.

### SHOWER ROOM

with suite comprising fully tiled shower cubicle, wash hand basin set into vanity unit, low flush wc suite. Complimentary fully tiled walls, heated towel rail/radiator, window to the side.

### OUTSIDE

The property is set well back from the road and approached over driveway with parking for several cars. The established gardens are well stocked with an abundance of flower, shrub and herbaceous beds being well screened with mature hedging and specimen trees and shaped 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 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.

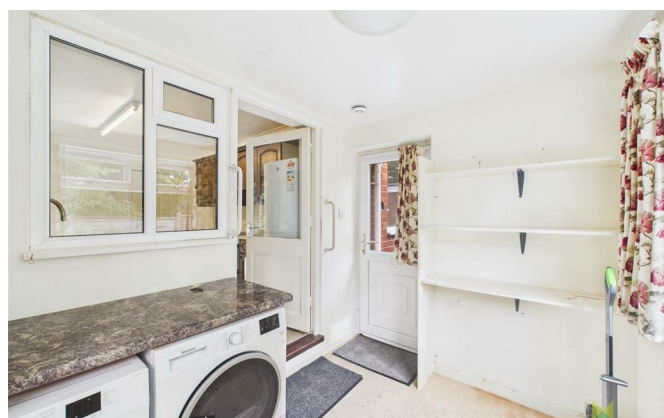
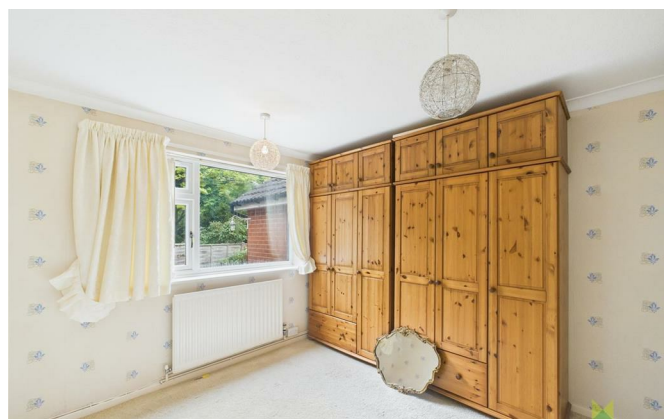
### NEED TO CONTACT US

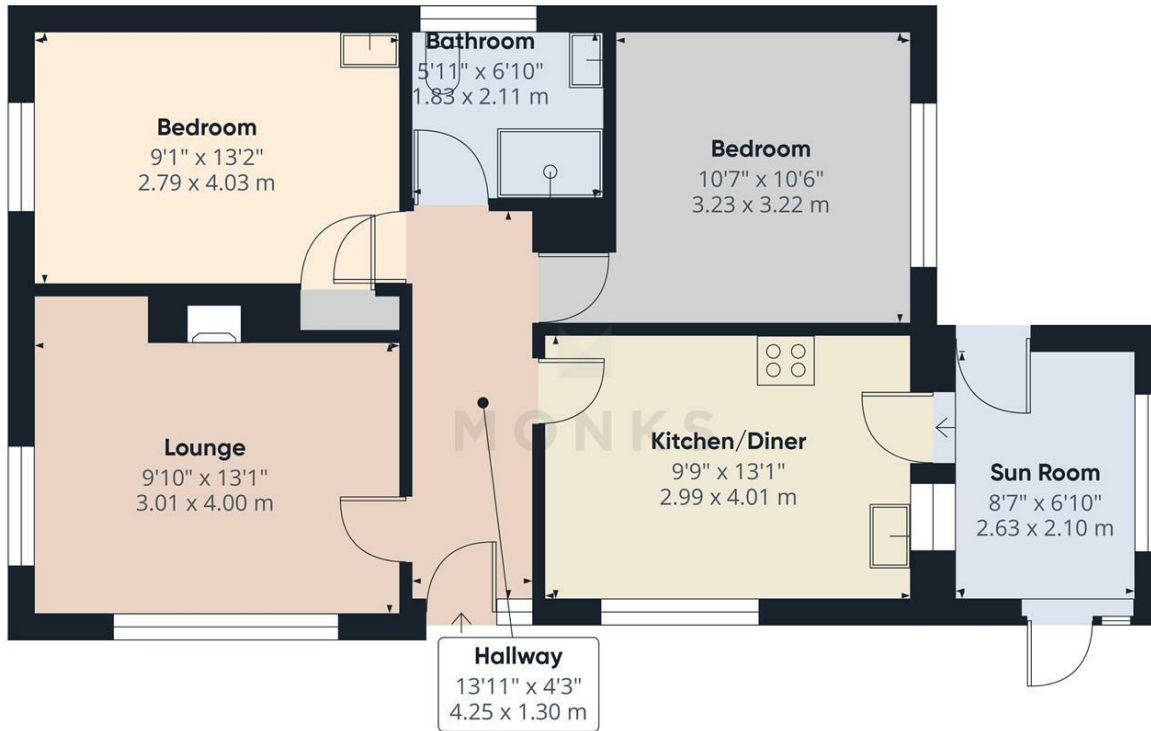
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



## 4 Drawwell Lane, Wem, Shrewsbury, SY4 5ET.

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**Approximate total area<sup>(1)</sup>**  
693 ft<sup>2</sup>  
64.4 m<sup>2</sup>

(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



## Judy Bourne

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## Get in touch

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## Wem office


13A High Street, Wem,  
Shropshire, SY4 5AA

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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