



76 Lowe Hill Road, Wem, Shrewsbury, Shropshire, SY4 5UT

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
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Offers In The Region Of £255,000

Viewing: strictly by appointment through the agent

Occupying a pleasing position, with a lovely rural open aspect and having only one owner from new along with brand new carpets and redecoration throughout, this is a neatly presented well maintained and particularly spacious three bedroom detached bungalow. The property has well proportioned rooms throughout including: lounge, L shaped kitchen/diner, conservatory and re-fitted modern shower room. Wem is a popular North Shropshire market town and boasts excellent facilities including: supermarket, post office, town hall, churches and doctors along with the railway station with links to Crewe, Chester, Shrewsbury and beyond. The medieval town centre of Shrewsbury is approximately 12 miles away and readily accessible. NO CHAIN. Viewing is recommended.

The accommodation briefly comprises the following: Entrance hallway, lounge, kitchen/diner, inner hallway, double glazed conservatory, three bedrooms, modern re-fitted shower room, well maintained front and rear enclosed well established gardens, brick paved driveway, single garage with electrically operated door, double glazing, electric heating, pleasing rural aspect to front, BRAND NEW carpets and redecoration throughout. NO UPWARD CHAIN Viewing is recommended.

The accommodation in greater detail comprises the following:

Composite double glazed entrance door gives access to:

Entrance hallway

Having fitted cloaks cupboard with storage cupboards above, brand new fitted light. oak laminate flooring

Door from entrance hallway gives access to:

Lounge

16'3 x 11'6

Having double glazed window with pleasing rural aspect to front, Dimplex night storage heater, TV aerial point. coving to ceiling, coal effect electric fire set to a decorative tiled fire surround with matching mantle.

Door from entrance hallway gives access to:

L shaped kitchen/diner

13'9 x 12'9

And comprises: eye level and base units with built-in cupboards and drawers, two double glazed windows one with pleasing aspect to front, fitted worktops with inset sink with mixer tap over, double glazed door giving access to side of bungalow, tiled splash surrounds, fitted worktops with inset sink with mixer tap over, space for appliances, Dimplex electric heater, brand new fitted light. oak laminate flooring

Doors from inner hallway give access to: Three bedrooms, re-fitted shower room and an airing cupboard with hot water tank cylinder unit.

Bedroom

11'10 x 10'1

Having double glazed window overlooking the bungalows rear gardens, Dimplex night storage heater.

Bedroom

10'10 x 7'0

Having double glazed window overlooking the bungalows rear gardens, Dimplex night storage heater.

Bedroom

9'10 x 7'3

Having Dimplex night storage heater.

Double glazed sliding door from bedroom gives access to:

Double glazed conservatory

13'5 x 8'10

Having brick base, range of double glazed windows, sliding double glazed door giving access to rear gardens, Dimplex night storage heater.

Re-fitted shower room

Comprising: walk-in shower cubicle with wall mounted electric shower over, WC with hidden cistern, wash hand basin with mixer tap over, storage cupboards below, fully tiled to walls, wood effect flooring, wall mounted pull cord electric heater, double glazed window to side, shaver point, extractor fan to ceiling.

Outside

To the front of the property there is a lawned garden enclosed to two side having a variety of mature shrubs, plants and bushes, paved pathway to front door. The front garden takes full advantage of the pleasing aspect towards local farmland and countryside etc.

To the side of the front garden there is a brick paved driveway which gives access to:

Garage

16'4 x 8'6

Having electrically operated up and over door, fitted power. Gated side access leads to a paved pathway to the side of the bungalow where there is an outside cold tap.

This then leads to the property's:

Attractive rear gardens

Which comprise: paved patio area, feature garden pond, stoned sections, a variety of mature shrubs, plants and bushes, timber garden shed. The rear gardens area enclosed by fencing and mature hedging and offer good levels of privacy.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been

verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

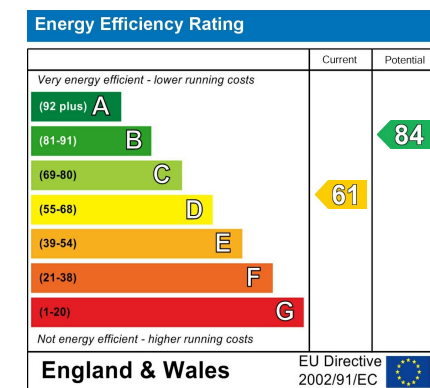
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

