

29 Davies Drive, Wem, Shrewsbury, Shropshire, SY4 5YW

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**£265,000**

Viewing: strictly by appointment through the agent

Occupying a pleasant cul-de-sac position, this is a deceptively spacious, well maintained and particularly well proportioned two bedroom detached bungalow. Wem is a popular small town having a variety of excellent local shopping, recreational and educational facilities.; including a railway station. The County town of Shrewsbury is approximately 12 miles away with more of a comprehensive range of amenities. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, UPVC double glazed conservatory, kitchen, two bedrooms, shower room, low maintenance front and rear enclosed gardens, generous driveway, detached garage, UPVC double glazing, gas fired central heating, cul-de-sac position.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

#### Entrance hallway

Having radiator, dado rail.

Door from entrance hallway gives access to:

#### Lounge/diner

16'9 x 11'3

Having coal effect electric fire with decorative fire surround, radiator, wall mounted digital heating control panel, coving to ceiling.

Recently installed UPVC double glazed sliding door from lounge/diner gives access to:

#### UPVC double glazed conservatory

11'3 x 10'4

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, tiled floor, polycarbonated roof, UPVC double glazed French doors giving access to rear gardens.

Door from lounge/diner gives access to:

#### Kitchen

9'10 x 7'11

Having a range of eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, space for further appliances, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, two UPVC double glazed windows, wood effect floor covering, pantry style store cupboard.

From entrance hallway doors give access to: Two bedrooms and re-fitted shower room.

#### Bedroom one

11'10 x 9'7

Having UPVC double glazed window to front, radiator.

#### Bedroom two

9'10 x 8'7 max into bay

Having UPVC double glazed bay window to front, radiator.

#### Re-fitted shower room

Having walk-in shower cubicle with drench shower over with hand-held shower attachment off, low flush WC, pedestal wash hand basin, cupboard housing gas fired central heating boiler, tiled floor, UPVC double glazed window to side.

#### Outside

To the front of the property there is a low maintenance front garden having stoned sections and inset shrubs, paved pathway. To the side of this there is a generous tarmac driveway which gives access to:

#### Detached brick built garage

17'11 x 8'6

Having up and over door, fitted power and light, part glazed service door to side.

Gated access between the driveway and garage gives access to the bungalows:

#### Rear garden

Comprising: Large paved patio, stoned sections, outside cold tap, raised beds with inset shrubs, outside lighting point. The rear gardens are enclosed by fencing.

#### Services

Mains water, electricity, drainage and gas 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

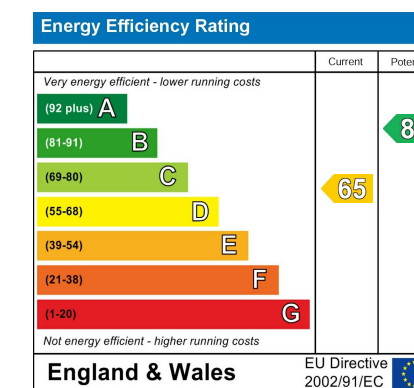
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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#### Disclaimer

Any areas / measurements are approximate only

and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



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