

26 Tilley Road, Wem, Shrewsbury, Shropshire, SY4 5HA

www.hbshrop.co.uk



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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.
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Offers In The Region Of £375,000

Viewing: strictly by appointment through the agent

Being offered for sale with NO UPWARD CHAIN, is this attractive, spacious, extended and improved bay fronted three bedroom detached bungalow. The property occupies a lovely position within this sought after residential location. 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 approx 12 miles away having a comprehensive range of amenities if required. Early viewing is recommended by the selling agent.

The accommodation briefly comprises the following: Reception hallway, bay fronted lounge, separate dining room, kitchen/breakfast room, garden room, three bedrooms, modern refitted bathroom, large attic space having the potential subject to the necessary planning consents to create further living accommodation if required, well established front and rear enclosed gardens, generous size driveway, garage, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN.

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Receptipn hallway

Having recessed spotlights to ceiling, cloaks cupboard, airing cupboard, radiator, loft access.

From reception hallway door gives access to:

Bay fronted lounge

19'10 max into bay x 11'10

Having UPVC double glazed bay window to front, UPVC double glazed window to side, coal effect electric fire set to a marble style hearth with decorative fire surround, radiator.

Double doors from lounge gives access to:

Dining room

9'11 x 9'8

Having UPVC double glazed window to side, radiator, wood effect flooring.

Arch from dining room and door from reception hallway gives access to:

Kitchen/breakfast room

11'10 x 11'2

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated double oven, four ring gas hob with concealed cooker canopy over, space for further appliances, wall mounted gas fired central heating boiler, tiled floor, tiled splash surrounds, radiator, breakfast bar, recessed spotlights to ceiling.

Wooden framed glazed door from kitchen/breakfast room gives access to:

Garden room

15'9 x 12'1

Having a range of UPVC double glazed windows, UPVC double glazed bi-folding door giving access to rear gardens plus additional UPVC double glazed door giving access to side of property, tiled floor, two large fitted double storage cupboards.

From reception hallway doors then give access to: Three bedrooms and refitted bathroom.

Bedroom one

15'8 x 9'0

Having UPVC double glazed window to front, radiator.

Bedroom two

12'2 x 8'5

Having UPVC double glazed window to rear, radiator.

Bedroom three

8'1 x 7'10

Having UPVC double glazed window to rear, radiator.

Refitted bathroom

Having a four piece modern suite comprising: Timber style panel bath, large corner shower cubicle, wash hand basin with mixer tap over and storage cupboard below, low flush WC, radiator, wood effect flooring, UPVC double glazed window to rear, recessed spotlights to ceiling, heated chrome style towel rail, mirror fronted bathroom cabinet.

Outside

To the front of the property there is a brick edges lawn garden with mature shrubs and bushes. To the side of this there is a generous tarmacadam driveway providing ample off street parking. Access is then given via timber double doors to:

Garage

16'2 x 8'7

Side access then leads to the property's:

Pleasing rear gardens

Having paved patio, paved sun terrace, lawn gardens, mature shrubs, plants and bushes. The rear gardens are enclosed by fencing and mature hedging.

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 D

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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	

FLOORPLANS

