



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**80 Station Road, Wem, Nr Shrewsbury SY4 5BL**

**£399,995 Region**

To view this property please call us on **01743 236 800** Ref: C7439/SL/MU



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# An exceptionally well appointed, much improved and extended, semi detached family house.

The property is presented and occupied throughout to an exacting standard and provides well planned and well proportioned family accommodation with rooms of pleasing dimensions and benefits from gas-fired central heating with underfloor heating to the kitchen/breakfast room and double glazing.

Well placed within reach of excellent amenities in the centre of the market town of Wem with many shops, supermarkets and recreational facilities, church and local schools.



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## INSIDE THE PROPERTY

### OPEN ENTRANCE PORCH

Panelled door with glazed side screen to :

### ENTRANCE HALL

### LIVING ROOM/DINING ROOM

11'4" x 13'5" (3.45m x 4.08m)

A pleasant room with natural brick chimney breast feature with recess housing log burning stove

Bay window to the fore overlooking the gravelled reception area

Understairs store cupboard

Panelled and part glazed double doors to :

### KITCHEN/BREAKFAST ROOM

14'7" x 14'11" (4.44m x 4.55m)

Superbly appointed and fitted with an attractive range of matching modern units with integrated appliances

2 windows overlooking the garden

Bi fold doors opening onto and overlooking the rear garden.

### INNER HALLWAY

### CLOAKROOM/WC

With wc low type flush

Hand basin.

### UTILITY

10'2" x 8'9" (3.10m x 2.67m)

Fitted with a range of units

Door allowing access to the garden.

From the entrance hall a STAIRCASE rises to a FIRST FLOOR LANDING

### MASTER BEDROOM

11'9" x 10'9" (3.58m x 3.27m)

### ADJOINING NURSERY BEDROOM 4/STUDY

11'4" x 6'1" (3.45m x 1.85m)

Window to front, door to:

### DRESSING ROOM

10'0" x 8'6" (3.05m x 2.58m)

Well appointed and fitted with a range of full length built in wardrobes.

Door leading to :

### EN SUITE SHOWER ROOM

With large walk in shower

Vanity unit

WC low type flush.

### BEDROOM 2

14'8" x 10'3" (4.48m x 3.13m)

With 2 windows to the fore.

Built in storage cupboard.

### BEDROOM 3

10'7" x 9'0" (3.23m x 2.74m)

Window overlooking the rear garden.

### FAMILY BATHROOM

With a P shaped shower bath with shower and shower screen

Vanity unit

WC low type flush.

### OUTSIDE THE PROPERTY

TO THE FRONT the property is divided from the road by an ornamental wall with ornamental wrought iron balustrade and approached over a gravelled forecourt providing ample parking and turning space for guests' cars, also serving the formal reception area.

To the side there is a panelled fence with gateway access to an additional car hardstanding and also the neatly kept REAR GARDEN with an attractive randomly paved patio and sun terrace, neatly kept lawn, further gravelled section with raised floral and shrubbery borders. The whole well enclosed on all sides and intersected by a variety of mature trees and shrubs. Good sized garden store.

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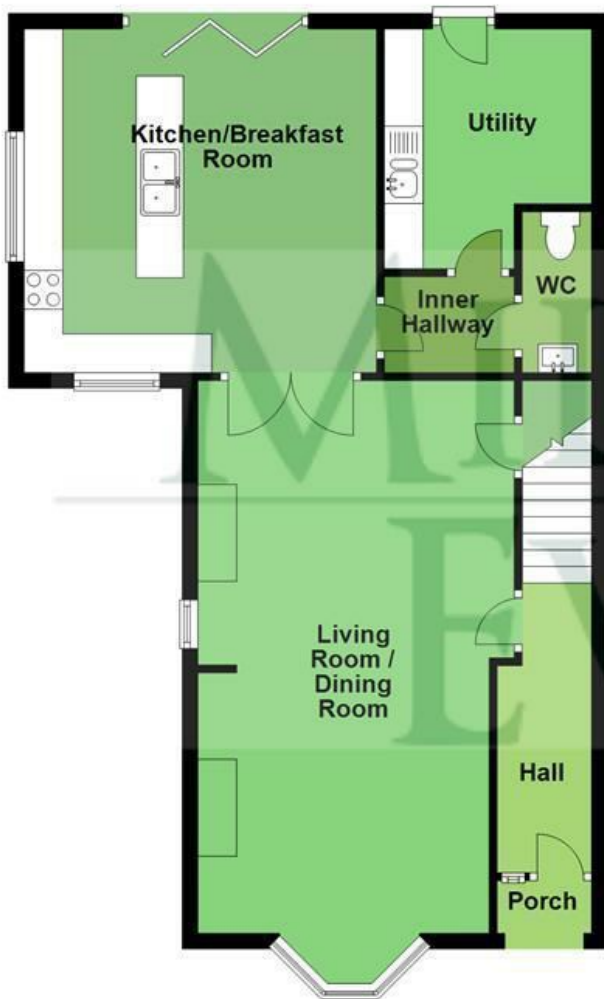




FLOOR PLANS ...

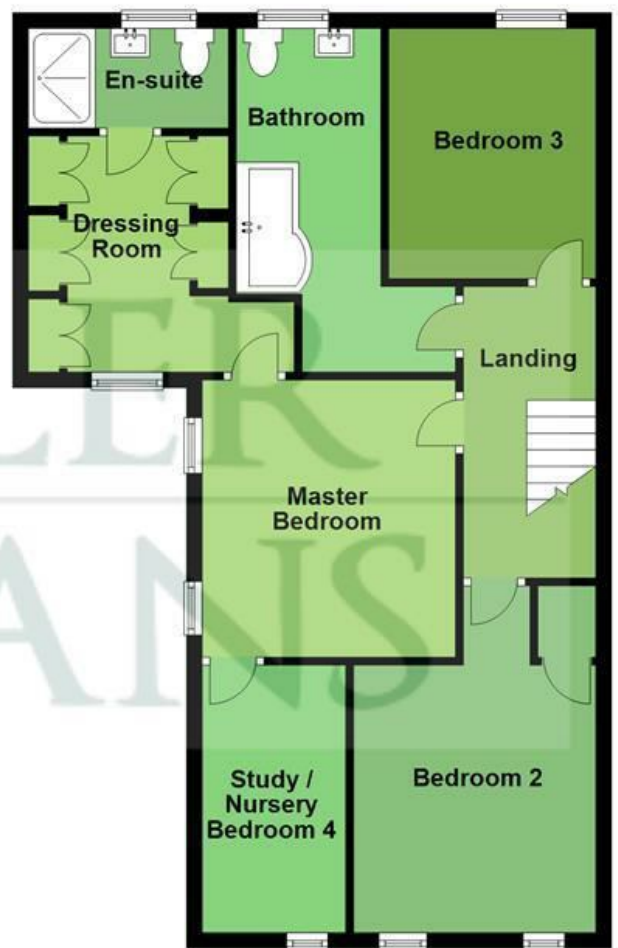
**Ground Floor**

Approx. 666.2 sq. feet



**First Floor**

Approx. 747.5 sq. feet



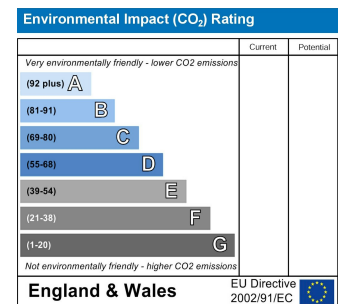
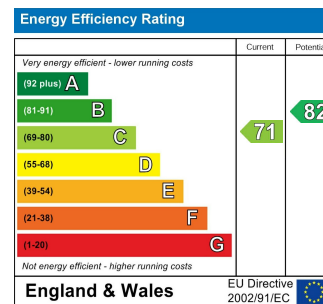
Total area: approx. 1413.7 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B5476 to Wem and at the mini-island turn left under the railway bridge into Mill Street. Continue the full length of Mill Street and turn right onto the B5063. Proceed though the town eventually turning left into Station Road. Continue for some distance where the property will be found on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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