



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

21 Wellgate, Wem, Shrewsbury, SY4 5ES

£269,950

To view this property please call us on **01743 236 800** Ref: C7485/WM/KQ

A neatly appointed two bedroom detached bungalow.

This neatly appointed two bedroom detached bungalow provides well planned accommodation briefly comprising; hallway, living room, kitchen, two bedrooms and bathroom. Garage and parking and enclosed gardens.

The property occupies a convenient location in the heart of the popular market town of Wem, where there are a range of local amenities including a co-op supermarket, chemist, cafes, restaurants, public houses, doctors and a Church. There is also a railway service with links to Shrewsbury, London and Crewe.



FLOOR PLANS

Ground Floor
Approx. 816.3 sq. feet



Total area: approx. 816.3 sq. feet

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

INSIDE THE PROPERTY

HALLWAY

Store cupboard.

LIVING ROOM

16'4" x 12'2" (4.98m x 3.70m)

KITCHEN

9'7" x 16'5" (2.91m x 5.00m)

Range of fitted wall and base units

Double oven and hob

BEDROOM 1

11'6" x 11'11" (3.51m x 3.63m)

BEDROOM 2

11'11" x 12'2" (3.63m x 3.70m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

SINGLE GARAGE

The property is approached over a tarmacadam drive providing ample parking space with access to the garage.

There is an enclosed REAR GARDEN laid to lawn with paved patio area, with mature shrub beds and borders.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on the A4528 Ellesmere Road, proceeding through the villages of Albrighton and Harmer Hill. In Harmer Hill bear right onto the B5476 Wem Road. At the mini island proceed under the railway bridge and bear right onto Mill Street. After some distance turn right onto Drawwell Street and turn right onto Wellgate, where the property will be found.



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:

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.

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.