40 Pyms Road
Wem Shrewsbury
SY4 5YN

MONKS

2 Bedroom House
Offers In The Region Of £255,000

The features

- EXCELLENT DETACHED BUNGALOW
- MODIFIED TO PROVIDE SPACIOUS AND VERSATILE ACCOMMODATION
- DINING ROOM/BEDROOM 2, LARGE CONSERVATORY, KITCHEN
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- NO UPWARD CHAIN
- LARGER THAN AVEREAGE CORNER PLOT WITH GOOD GARDENS
- RECEPTION HALL, GOOD SIZED LOUNGE
- DOUBLE BEDROOM AND SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED
- EPC RATING D

***** LARGER THAN AVERAGE CORNER PLOT ******

An excellent opportunity to purchase this spacious and versatile bungalow which has been modified and is perfect for those looking to downsize with space.

Occupying an enviable larger than average corner plot in this much sought after location in the heart of Wem. There are excellent facilities being a short stroll away including doctors, shops, supermarket, recreational facilities and the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, good sized Lounge, Dining Room/Bedroom 2, Conservatory, Kitchen, further Bedroom and Shower Room.

The property has the added benefit of gas central heating, double glazing, driveway with parking, garage and excellent sized Rear Garden.

Viewing highly recommended.

Property details

LOCATION
Occupying an enviable larger than average corner plot in this much sought after location in the heart of Wem. There are excellent facilities being a short stroll away including doctors, shops, supermarket, recreational facilities and the Railway Station with links to Shrewsbury, Crewe and London.

RECEPTION HALL
Double glazed door leading to Reception Hall with radiator and off which lead

LOUNGE
A generous sized room having window overlooking the front, wooden fire surround with marble hearth and inset with ornamental fire, media point, radiator.

DINING ROOM/BEDROOM 2
having range of fitted wardrobes/storage cupboards, radiator. Please note this room was formerly a Bedroom and now provides a versatile Dining/Family Room - with the addition of a stud wall this could easily be put back to the original bedroom.

KITCHEN/BREAKFAST ROOM
Fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space for range of appliances, tiled surrounds, eye level wall units and breakfast bar area, window to the front, radiator.

CONSERVATORY
A generous sized room being of brick and sealed unit double glazed construction with power and lighting, doors to garden.

BEDROOM 1
A double room with window to the rear, fitted wardrobes with mirror fronted sliding doors, radiator.

SHOWER ROOM
fitted with suite comprising direct mixer shower unit, wash hand basin and WC. Fully tiled surrounds, window to the side, radiator.

OUTSIDE
The property occupies an enviable larger than average corner plot approached over driveway with parking for several cars and leading to the Garage.

The Front garden is laid to lawn with flower and shrub beds which then extends along the side with shrub beds and gate giving access to the excellent sized Rear Garden which is laid to large paved sun terrace, lawns with well stocked flower, shrub and herbaceous beds and enclosed with wooden fencing. Garden storage sheds and greenhouse.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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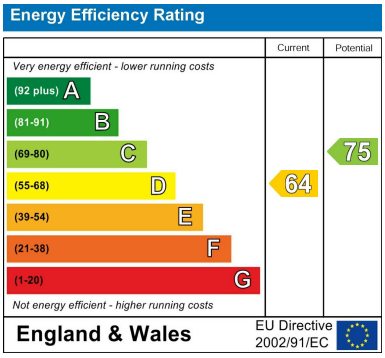

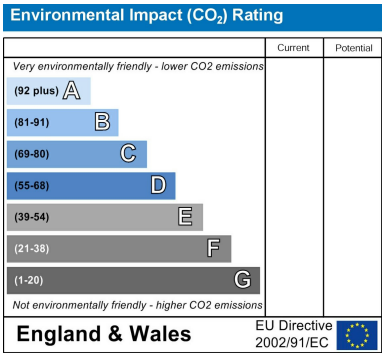

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.