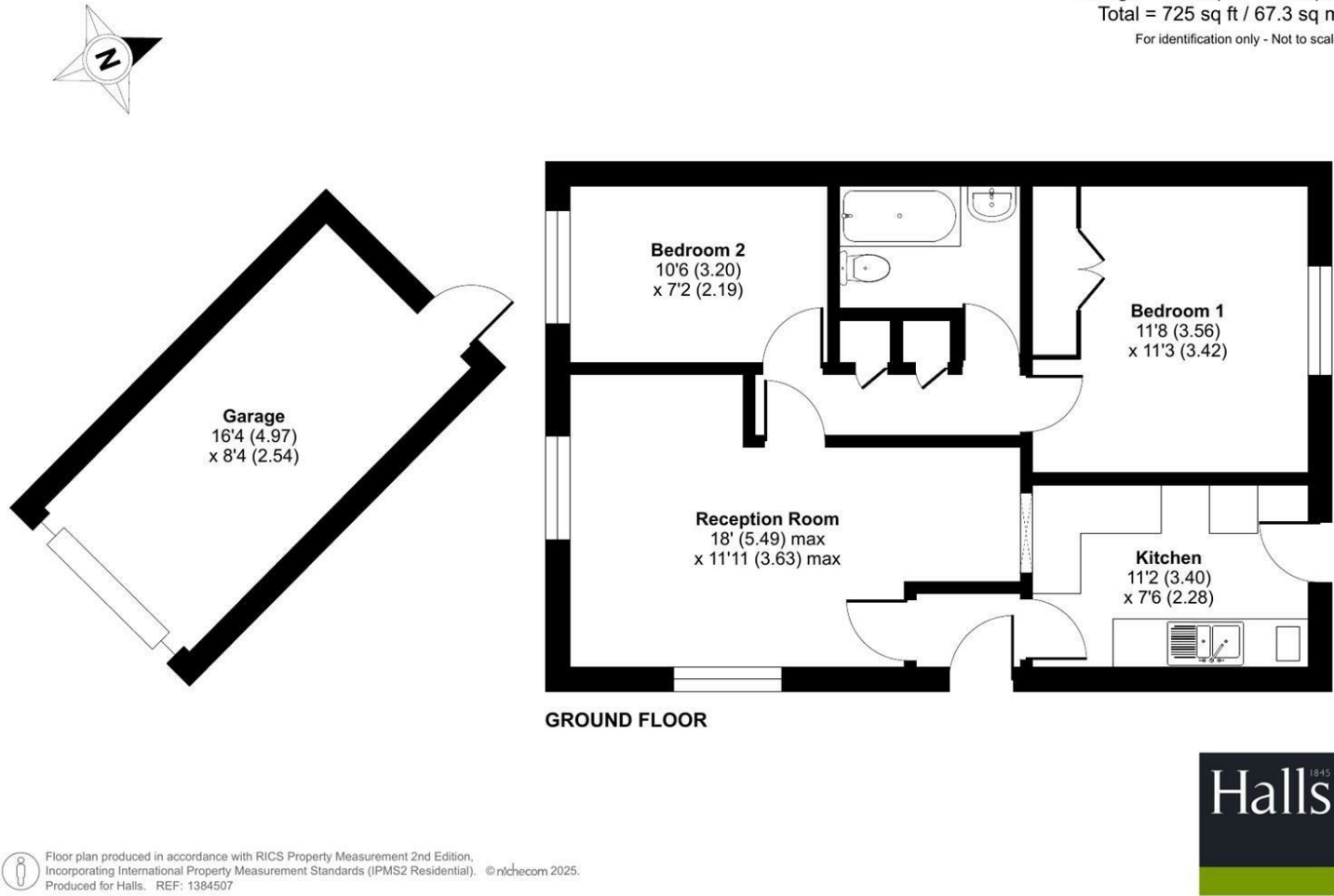


FOR SALE

100 Eckford Park, Wem, Shrewsbury, SY4 5HL



Approximate Area = 589 sq ft / 54.7 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 725 sq ft / 67.3 sq m
For identification only - Not to scale



FOR SALE

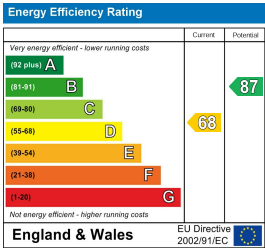
Offers in the region of £217,500

100 Eckford Park, Wem, Shrewsbury, SY4 5HL

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well designed two-bedroom semi-detached bungalow offering excellent potential for modernisation and improvement, whilst benefitting from easy care gardens, driveway parking, and a detached single garage, conveniently situated within a popular development close to the heart of Wem.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Ellesmere (10 miles), Whitchurch (10 miles), Shrewsbury (11 miles), Oswestry (19 miles)

All distance approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two Bedroom Bungalow
- Versatile Living Accommodation
- Requiring Modernisation
- Easy Care Gardens
- Driveway and Garage
- Popular Development

DESCRIPTION

Halls are delighted with instructions to offer 100 Eckford Park for sale by private treaty.

100 Eckford Park is well designed two-bedroom semi-detached bungalow which presently provides around 600 sq ft of thoughtfully arranged living accommodation, all situated across a single storey and offering excellent potential for modernisation and improvement.

The property is situated within attractive gardens which have been designed with ease of maintenance in mind, with, to the fore, a gravelled bed interspersed with mature shrubs and trees, these retained within a low-level picket fence, and, to the rear, a predominately paved area which represents an ideal space for outdoor dining and entertaining. The property further features a gravelled driveway which leads to a detached single garage.

SITUATION

100 Eckford Park is situated within a popular development of homes in the market town of Wem, which enjoys a respectable range of day to day amenities, including Schools, Convenience Store, Public Houses, Medical Facilities, and a range of independent Shops, whilst retaining a convenient proximity to the larger towns of Oswestry and Whitchurch, both of which offer a wider array of facilities. The county centre of Shrewsbury lies around 11 miles to the south and provides a comprehensive offering of educational, recreational, and shopping amenities, as well as cultural and artistic attractions.

SCHOOLING

The property is conveniently situated for access to a number of well regarded schools including St.Peter's C of E Primary, The Thomas Adams School, Woodlands School, Newtown C of E Primary (Outstanding), Clive C of E Primary, Ellesmere Primary School, and Lakelands Academy.

DIRECTIONS

Leave our Ellesmere office via the A495, continuing past The Mere and turning left to remain on this road. Proceed for a further 1.9 miles until, in the village of Welshampton, a right hand turn leads onto the B5063 (signposted Wem); continue into the village of Wem where, shortly after passing the church on the right, a right hand turn leads onto Mill Street where, around 0.3 miles later, a further right hand turn leads onto Eckford Park. Number 100 is positioned the right hand fork and identified by a Halls "For Sale" board.

W3W

///mouths.packing.twee

THE PROPERTY

The property is principally accessed via a front door which opens into an Entrance Hall, from where a further door opens immediately to the left into a spacious Living/Dining Room featuring dual-aspect windows and providing ample space for seating and dining areas.

Turning right from the Entrance Hall, one enters the Kitchen, which comprises a selection of fitted units alongside a window onto the front elevation and a rear door exiting directly onto the gardens.

From the Living/Dining Room, a door leads into an inner Hallway with useful recessed storage cupboards, and where access is provided into two Bedrooms, both served by a centrally positioned family Bathroom and with Bedroom One enjoying integrated wardrobes.

OUTSIDE

The property is accessed over a gravelled driveway which leads on to a detached single Garage (approx. 5m x 2.5m), with up-and-over front access door and pedestrian door to the side.

The gardens have been designed with ease of maintenance in mind but offer potential for further landscaping should this be desired, with, to the fore, gravelled beds featuring a selection of mature shrubs and trees retained within a low-level picket fence, with private rear gardens that, at present, enjoy a paved patio area situated alongside further gravelled beds with established planted borders.

SERVICES

We are advised that the property benefits from mains water, gas, electric, and drainage.

TENURE AND POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

COUNCIL TAX

The property is shown as being within council tax band B on the local authority register.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

ANTI-MONEY LAUNDERING (AML) CHECKS *

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment with Halls, The Square, Ellesmere, Shropshire, SY12 0AW.