



Helping *you* move



29 Trentham Road, Wem, SY4 5HN

A well-presented two-bedroom detached bungalow in a peaceful cul-de-sac, featuring a spacious lounge, delightful sunroom, fitted kitchen and family bathroom. Set on a generous plot with a spacious rear garden, private driveway and garage, conveniently located near local amenities and a park.

Offers in the Region of
£255,000

29 Trentham Road, Wem, SY4 5HN

Overview

- Two- bedroom detached bungalow
- Quiet Residential Location
- Driveway Parking
- Good Size Garden
- Single garage
- Sunroom
- Spacious lounge
- EPC tbc
- Council tax band C
- Freehold



Situated in a pleasant cul-de-sac position, this well-presented two-bedroom detached bungalow occupies a generous-sized plot and benefits from a private driveway, single garage and spacious rear garden.

As you enter the property, the hallway leads to a welcoming and spacious lounge, with sliding patio doors opening into a delightful sunroom overlooking the rear garden, providing an ideal space to relax and unwind. The accommodation also comprises a fitted kitchen, two well-proportioned bedrooms, both benefiting from fitted wardrobes providing excellent storage space, and a family bathroom complete with a bath and overhead shower.

Externally, the property enjoys a generously sized rear garden, predominantly laid to lawn, offering plenty of outdoor space for gardening, entertaining or simply enjoying the surroundings. A private driveway provides off-road parking, complemented by a single garage.

Ideally located within a short distance of a local park and conveniently positioned for nearby amenities, this attractive bungalow offers comfortable single-storey living in a desirable and peaceful setting.

Location

Located in the North Shropshire market town of Wem which has a railway station, providing excellent rail links to Shrewsbury and Crewe. The town also boasts nursery, primary and secondary schools and a doctor's surgery. Wem offers facilities for daily living as well as leisure and recreational facilities including Town Hall with various activities, swimming pool, bowling clubs and cricket club. The larger centres of Shrewsbury, Telford and Oswestry are between 11 and 25 miles approximately.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band C. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB
Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch proceed on the B5476 into Wem, upon reaching the Hawkestone Arms public house turn right into Pyms Road. Take the right-hand turn into Trentham Road and No. 29 will be found at the end of a short cul de sac on the left-hand side. If coming from Shrewsbury travel into the High Street and then into New Street and take the left-hand turn by the Hawkestone Arms.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC TBC. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

WH40013121026





Approximate total area
623 ft²

(1) Excluding balconies and terr

Calculations reference the RICS
3C standard. Measurements are
approximate and not to scale.
Floor plan is intended for illustrative
only.

LOUNGE

16' 28" x 11' 2" (5.59m x 3.4m)

KITCHEN

9' 7" x 7' 82" (2.92m x 4.22m)

SUNROOM

9' 11" x 6' 10" (3.02m x 2.08m)

BATHROOM

7' 29" x 6' 7" (2.87m x 2.01m)

BEDROOM ONE

10' 70" x 9' 57" (4.83m x 4.19m)

BEDROOM TWO

7' 29" x 6' 7" (2.87m x 2.01m)

SINGLE GARAGE

15' 85" x 8' 58" (6.73m x 3.91m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.