



SAMUEL WOOD

39 Wemsbrook Road, Wem, Shrewsbury, Shropshire, SY4 5AW

Offers In The Region Of £495,000



39 Wemsbrook Road

Wem, Shrewsbury, Shropshire, SY4 5AW



- Substantially improved detached bungalow
- Prime residential Wem location
- Impressive open-plan kitchen living
- Three double bedrooms (one currently an office)
- Wood-burning stove, gas heating & solar panels
- Approx. 1,400 sq ft accommodation
- Generous 0.22-acre wraparound plot
- Contemporary kitchen with utility
- Modern bath and shower rooms
- EPC Rating D

Occupying an exceptional 0.22-acre wraparound plot within a prime residential setting in Wem, this beautifully improved detached bungalow offers approximately 1,400 sq ft of thoughtfully reimagined single-storey living. Substantially enhanced by the present owners, the property combines generous proportions with contemporary styling, delivering a home that feels both refined and effortlessly practical. At its heart is an impressive open-plan kitchen and living environment designed for modern lifestyles, perfectly balancing everyday comfort with entertaining capability. Quality finishes, excellent bedroom proportions and intelligently arranged circulation space ensure a natural flow throughout, while gas smart central heating, double glazing and a characterful wood-burning stove provide warmth and efficiency year-round. Externally, mature gardens wrap elegantly around the bungalow, creating privacy, excellent sunlight orientation and a rare sense of space seldom found within town boundaries.

The interior layout has been carefully designed to versatile separate living and sleeping areas, enhancing both privacy and practicality. A welcoming central reception hall provides natural division, leading to a superb principal living room filled with natural light and offering a comfortable retreat.

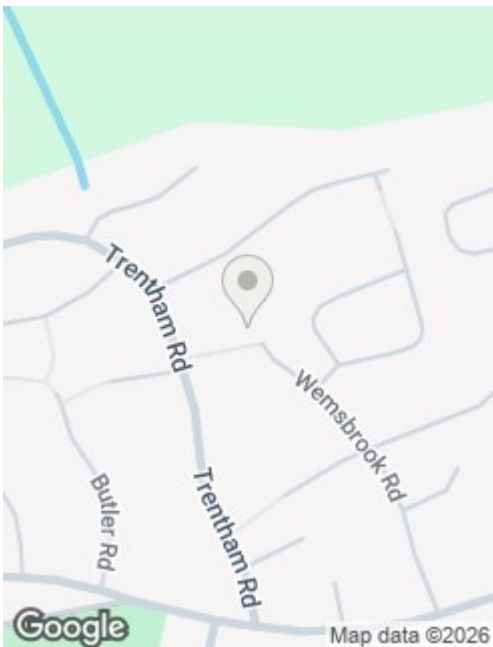
The outstanding open-plan kitchen and family living space extends across much of the rear elevation, forming the true hub of the home. Designed with entertaining in mind, it accommodates dining and relaxation with ease. The contemporary kitchen is fitted to a high standard, offering generous workspace and storage, complemented by a separate utility room that discreetly manages everyday function. Bedrooms are well proportioned and thoughtfully positioned, served by beautifully appointed bath and shower facilities, a third double size bedroom which is currently used as an office.

The bungalow sits comfortably within its mature plot, with gardens unfolding to all sides and creating a strong sense of privacy and openness. Lawned areas combine with established planting and seating terraces, offering continual interest throughout the seasons. The wraparound design ensures excellent sunlight orientation, making the outdoor space ideal for relaxation and entertaining. The generous proportions of the plot are particularly rare within town limits, enhancing both outlook and long-term appeal.

Situated within one of North Shropshire's most respected traditional market towns, the property benefits from the excellent amenities available in Wem. The town offers independent shops, supermarkets, cafés, medical facilities and leisure amenities supporting a thriving community atmosphere. Commuters are well served by Wem railway station, providing direct connections towards Shrewsbury and Crewe, with onward national links including services to London and the North West. Schooling is particularly well regarded, notably Thomas Adams School, further enhancing the area's appeal for families and relocating buyers alike.







Directions

What3words: ///altitude.incorrect.scrap

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

The property benefits from 14 solar panels and a 5.2 kWh battery.

Broadband Speed: Basic 15 Mbps, Superfast 80 Mbps & Ultrafast 2300 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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