FOR SALE

Offers in the region of £269,995

1 Somerset Way, Wem, Shrewsbury, SY4 5UP

A well proportioned three-bedroom detached bungalow offering scope for modest modernisation and accompanied by ample driveway parking, a single garage, and attractive yet easily maintained gardens; conveniently situated within a popular residential location in the market town of Wem.

FOR SALE

Whitchurch (8 miles), Ellesmere (9 miles), Shrewsbury (11 miles), Telford (23 miles).

(All distances are approximate).

- Detached Bungalow
- Scope for Modernisation
- Easily Maintained Gardens
- Driveway & Garage/Carport
- Popular Location
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer 1 Somerset Way in Wem for sale by private treaty, with the benefit of no onward chain.

1 Somerset Way is a well-proportioned detached bungalow offering three-bedroom accommodation arranged entirely over one floor. The property has been maintained over the years but would now benefit from a degree of updating, providing an excellent opportunity for a purchaser to undertake modest modernisation to their own taste.

Outside, the bungalow is complemented by established gardens to the front and rear, together with driveway parking and an adjoining single garage with carport to the fore. The rear garden is predominantly arranged for ease of maintenance and includes paved seating areas, mature shrubs and established planting.

SITUATION

Somerset Way is situated within an established residential area of Wem, conveniently placed for the town's range of everyday amenities. Wem remains a popular North Shropshire market town, offering a variety of independent shops, cafés and public houses together with a supermarket, recreational facilities and an active town hall. The town also has its own railway station on Aston Road, providing useful rail connections for the wider area

The larger county town of Shrewsbury is readily accessible and provides a more comprehensive range of shopping, leisure and commercial facilities.

W3W

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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 Ellesmere via the A495 in the direction of Whitchurch, turning left shortly after The Mere to remain on this road. In the village of Welshampton, turn right into the direction of Wem and, when entering the western boundary of the town, turn left onto Lowe Hill Road. Follow Lowe Hill Road until a right hand turn leads onto Pyms Road, where, shortly after, the second left hand turn accesses Somerset Way, with number 1 positioned immediately to the left.

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

THE PROEPRTY

The accommodation is approached through an entrance hall which provides access to the principal rooms. The living room is a comfortable reception space centred around a feature fireplace and opens through to a generous conservatory overlooking the rear garden. An adjoining dining room provides a separate entertaining space and connects conveniently with the kitchen, which is fitted with a range of wall and base units and has external access.

There are three bedrooms, comprising two good-sized doubles and a smaller third bedroom, together with a bathroom. The accommodation is perfectly serviceable but offers clear scope for cosmetic improvement and updating, allowing a purchaser to create a home suited to their own requirements.

OUTSIDE

To the front is an established garden with mature shrubs and planting, enclosed in part by a low brick wall, together with a driveway providing access to the adjoining single garage with carport to the fore.

The rear garden is enclosed and relatively private, with paved and gravelled areas providing low-maintenance outdoor space. Mature trees, shrubs and planting provide interest and established screening, whilst a garden shed offers useful storage.

SERVICES

We are advised that the property benefits from mains water, drainage, electric, and gas. A new boiler was fitted in November '25.

LOCAL AUTHORITY

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

TENURE

The property is said to be of freehold tenure

POSSESSION

The property will be offered with vacant possession upon completion.

COUNCIL TAX

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

ANTI-MONEY LAUNDERING

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 £36 (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.

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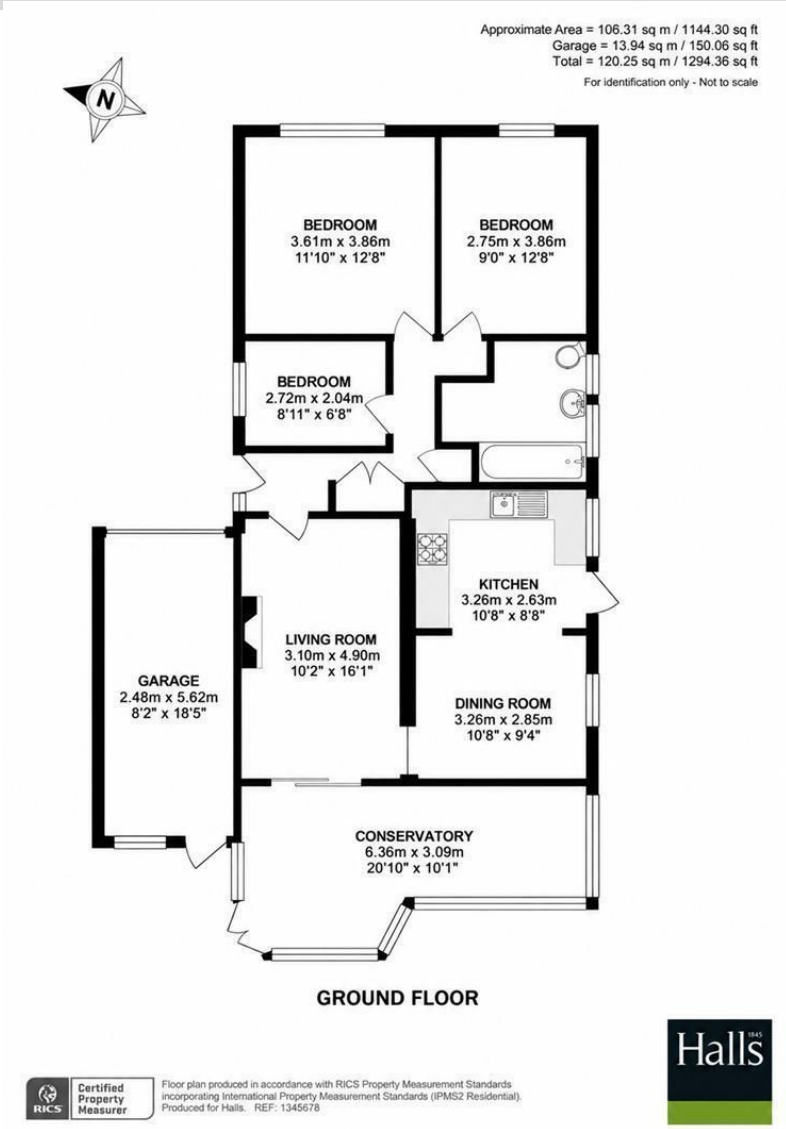
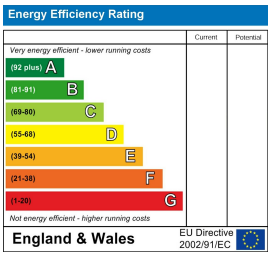


Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised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



Halls 1845

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