

2 Wemsbrook Drive, Wem, Shrewsbury, SY4 5AL

Shrewsbury & Country House Sales

MILLER EVANS



2 Wemsbrook Drive, Wem, Shrewsbury, SY4 5AL

£395,000 Freehold

- An immaculately presented detached family home
- Spacious and versatile accommodation
- Dining room opening to kitchen/breakfast room
- Living room with bi-folding doors to the garden
- Ground floor bedroom with en suite shower room
- Three further bedrooms and bathroom to the first floor
- Detached garage and driveway providing parking
- Pleasant well kept enclosed garden
- Corner plot on popular and convenient location within walking distance of excellent amenities





An immaculately presented, detached four bedroom family home occupying an enviable corner position, with spacious and versatile accommodation briefly comprising; entrance hall leading into dining room with large store cupboard, modern fitted breakfast kitchen, living room with bi-folding doors opening onto the rear garden. Ground floor bedroom with en suite shower room, offering ideal accommodation for dependent relative/teen etc. Three bedrooms and bathroom to the first floor. Detached garage and driveway providing parking. Well presented enclosed garden.

The property occupies a very convenient position within walking distance of the popular market town of Wem, where there are a range of local amenities including a co-op supermarket, chemist, cafes, restaurants, public houses, doctors and a Church. There is also a railway service with links to Shrewsbury, London and Crewe. Wem is located approximately 11 miles north of Shrewsbury and is well placed for access to Ellesmere and Whitchurch to the north.


L&S






CORNWALL







ENTRANCE HALL
6'8" x 12'8"

DINING ROOM
10'7" x 14'0"
Large store cupboard/boot room(6'8" x 4'0")
Opening to:

KITCHEN / BREAKFAST ROOM
17'7" x 13'5"
Modern fitted kitchen with a range of matching wall and base units
Central island/breakfast unit

LIVING ROOM
17'7" x 13'7"
Bi-folding doors to rear garden

BEDROOM 4
17'7" x 11'11"

EN SUITE SHOWER ROOM
6'2" x 6'9"
Shower cubicle, wash hand basin, wc

Staircase rising from entrance hall to First Floor Landing.

BEDROOM 1
10'11" x 13'7"

BEDROOM 2
10'2" x 13'7"

BEDROOM 3
7'1" x 9'9"

BATHROOM
6'4" x 6'2"
Panelled bath with shower over
Wash hand basin, wc

GARDENS AND GROUNDS

DETACHED GARAGE

The property is approached over double width driveway providing ample parking and access to the garage.

The property occupies a corner plot with wrap around garden, laid mainly to lawn with large decked terrace providing ideal seating/entertaining area. Paved pathway leading to further sun deck/seating area. The garden is enclosed by mature hedging.



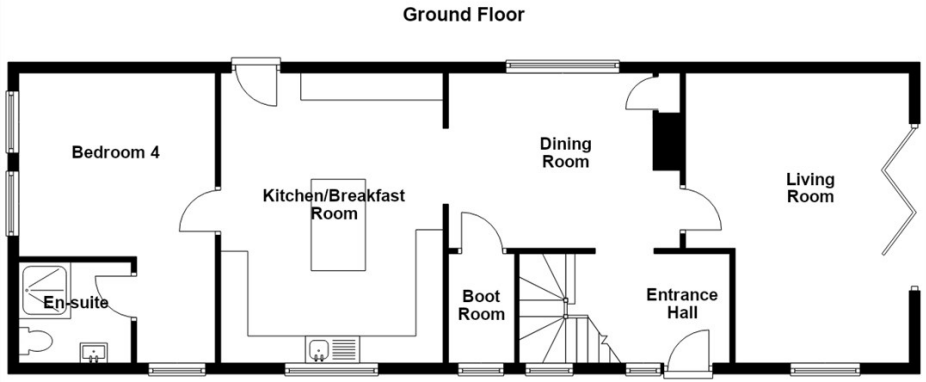




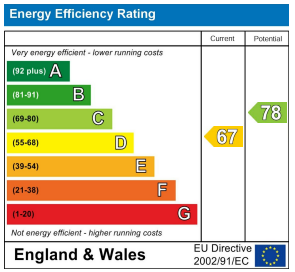


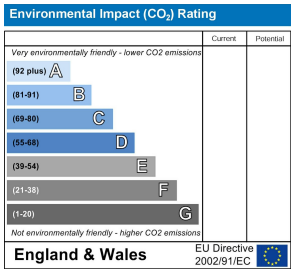
HOW TO GET THERE

When approaching from Shrewsbury take the A528 (Ellesmere Road) towards Harmer Hill. Keep right at Harmer Hill onto the B5476 to Wem. Proceed into the centre of the town, turning right at the T Junction and then left onto New Street, turn left again into Pyms Road. Turn right onto Wemsbrook Road and right onto Wemsbrook Drive, where the property will immediately be found on the right hand side.



Total area: approx. 1429.1 sq. feet





IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.
This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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