

A lovely two bedroom semi-detached bungalow in a popular residential area in the market town of Wem with pleasant gardens



- 2 bedrooms
- Bathroom
- Easily managed gardens
- Garage
- Driveway parking for two vehicles
- Popular location

**Offers around
£210,000**

The Property

This property is pleasantly situated in a much sought after residential area within walking distance of Wem town centre.

41 Kynaston Drive is entered through a partially glazed uPVC entrance door to the side which leads into the reception hall with useful storage cupboards.



The bright and sunny living room leads from the hallway and sits at the front of the property having gas fire with stone surround and hearth and wooden mantel over. Radiator and large picture window to the fore.



The kitchen is found at the rear of the property, includes light coloured wall and base units with dark wood effect top and coordinating worktop over, single drainer sink with mixer taps, space for freestanding cooker, washing machine and fridge freezer. Partially tiled walls. Views over and doorway access to the rear garden.

Bedroom 1 which leads from the hallway to the rear is a good sized double bedroom with useful fitted wardrobe space and window overlooking the rear garden.



Bedroom 2 is a good sized single room or small double with radiator and window to the front.



A modern shower room leads from the hallway with white suite comprising corner quadrant shower cubicle, WC and basin and frosted window to the side.



Outside

41 Kynaston Drive is located on a very popular residential area of the town and is located off Station Road.

The property is approached over a tarmacadam driveway having parking for two vehicles with easily managed gravelled front garden area and mature shrubs to one side and has the benefit of a detached garage with up and over door and side door to garden. Gateway to rear garden.



The sunny low maintenance rear garden has a paved patio seating area adjoining the rear of the property with further paved pathway around the garage. The garden is laid mainly to an "L" shaped lawn area with borders to all sides ready for planting the whole being surrounded by larch lap wooden fencing.



The Local Area

The property is situated on a popular quiet development accessed from Wem town centre off Station Road.

It is within convenient walking distance of Wem town centre and the local shops and amenities. There are excellent doctors, dentists, schools and independent shops within the town, as well as a supermarket and a good selection of pubs and eateries.

The larger towns of Shrewsbury and Whitchurch are only a few miles drive away, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

Council Tax Band

B

Local Authority

Shropshire Council

Services

Mains water, drainage, electricity and gas fired central heating.

Viewing

Strictly by appointment with Harfitts

Tenure

We understand the property is Freehold, although purchasers are advised to confirm details with their solicitor

All measurements are approximate and are for identification purposes only

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for details

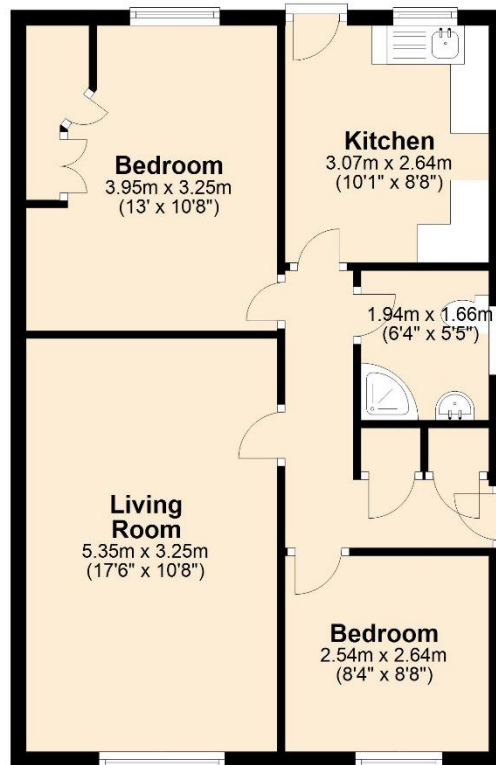
SURVEYS

Please ask us for details of local surveyors

Floorplan

Ground Floor

Approx. 56.3 sq. metres (605.8 sq. feet)



Total area: approx. 56.3 sq. metres (605.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

Agent's Notes

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All measurements are approximate and are for identification purposes only.

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