



Sancourt, 20 Tilley Road, Wem, SY4 5HA

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Offers In Region Of £425,000



A fantastic three bedroom detached house situated in the popular market town of Wem, standing on a generous plot with large driveway, garage and great size gardens to both the front and rear.

- Great Size Detached Family House
- Three Bedrooms
- Generous Plot with Front and Rear Gardens
- Spacious Driveway and Single Garage

- Lounge, Dining Room
- Garden Room, Kitchen
- Shower Room and Family Bathroom
- EPC D, Council Tax Band D



Sancourt is a fabulous three bedroom detached house situated in the popular market town of Wem, standing on a generous plot with large driveway, garage and great size gardens to both the front and rear. It is a lovely family home that provides spacious accommodation throughout with the ground floor comprising Entrance Hall with parquet flooring, Lounge, Study currently used as an additional bedroom, Dining Room/Sitting Room, Garden Room, Kitchen and ground floor Shower Room. The first floor boasts Three Bedrooms incorporating two doubles and a single, Bathroom, WC and there is also a useful room off the master bedroom which would make an ideal dressing room or home office. The property is approached over a long driveway leading to the single detached garage, providing ample parking space for several vehicles and there is an attractive lawned garden to the front. The enclosed rear garden is mainly laid to lawn with a paved patio area, summer house and well stocked borders filled with an abundance of mature shrubs, plants and trees.





## LOCATION

Set in the North Shropshire Market town of Wem which provides excellent rail links to Shrewsbury and Crewe. The market town also boasts nursery, primary and secondary schools and a recently extended doctors surgery. Wem offers facilities for daily living as well as leisure and recreational facilities including a football and cricket club. The larger centres of Shrewsbury, Telford and Oswestry are between 11 and 25 miles approximately.



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## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains water, drainage, gas and electricity 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.

## DIRECTIONS

From the centre of Wem turn at St Peter & St Pauls Church towards Shrewsbury, continue on this road past the turnings for Eckford Park and Roden Grove, take the right hand turn into Tilley Road just before the railway bridge and the property can be found after a short distance on the right hand side.

## LOCAL AUTHORITY

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

## 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.

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH31987 030426523



## LOUNGE

15' 1" x 10' 9" (4.6m x 3.28m)

## STUDY

12' 1" x 7' 9" (3.68m x 2.36m)

## DINING ROOM

25' 4" x 10' 9" (7.72m x 3.28m)

## KITCHEN

12' 3" x 8' 5" (3.73m x 2.57m)

## GARDEN ROOM

9' 7" x 7' 8" (2.92m x 2.34m)

## BEDROOM ONE

14' 9" x 10' 9" (4.5m x 3.28m)

## ROOM OFF BEDROOM ONE

11' 1" x 6' 7" (3.38m x 2.01m)

## BEDROOM TWO

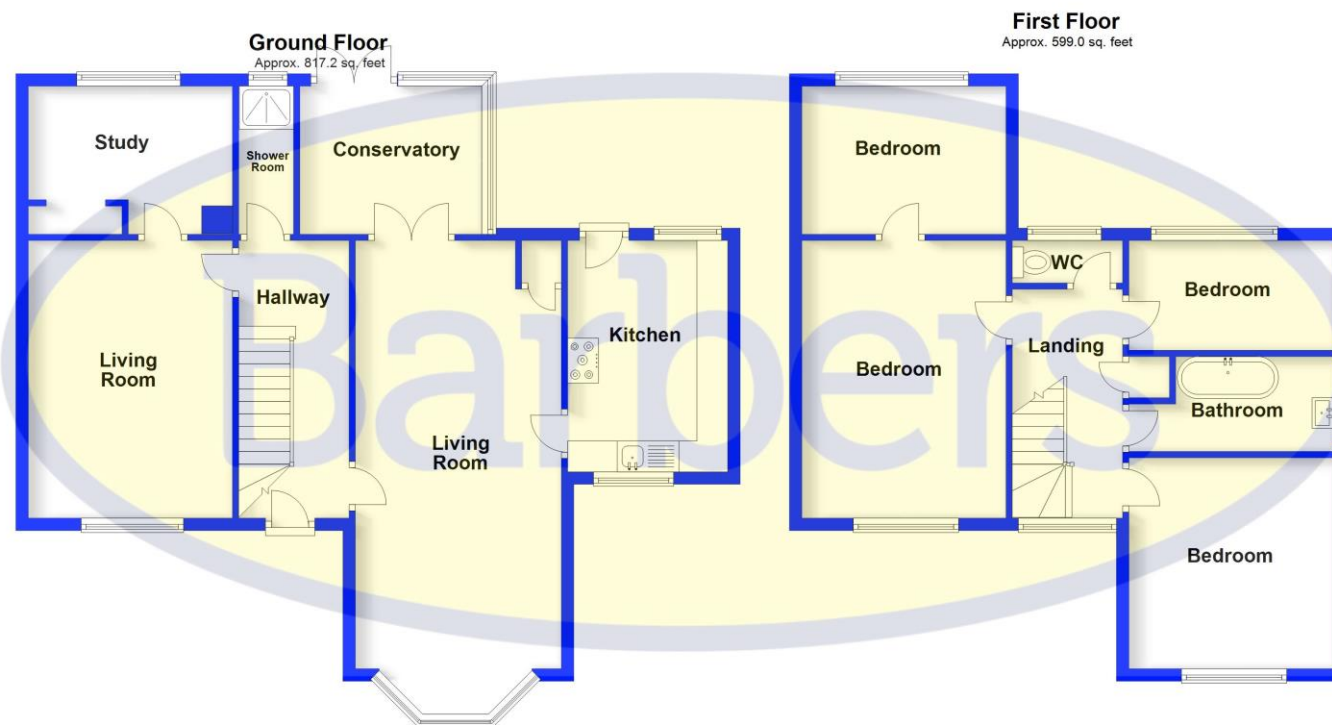
11' 2" x 11' 1" (3.4m x 3.38m)

## BEDROOM THREE

10' 9" x 5' 8" (3.28m x 1.73m)

## BATHROOM

11' 7" x 5' 1" (3.53m x 1.55m)



Total area: approx. 1416.2 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



**WHITCHURCH**  
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