

HARFITTS
SOLICITORS & PROPERTY AGENTS

**37 Pantulf Road, Wem,
Shropshire SY4 5LT**

A well maintained, modern 2 bedroom detached bungalow in an enviable and private cul-de-sac position with garage and driveway situated in the market town of Wem.



- 2 good sized bedrooms
- Spacious lounge
- Family shower room
- Downstairs WC
- Garage and driveway for two vehicles
- Rear garden

**Offers around
£259,950**

The Property

37 Pantulf Road, Wem is a well maintained, detached 2 bedroom bungalow situated on a popular residential development in the market town of Wem.

The property is entered through a partially glazed uPVC entrance door which leads into the reception hall with separate toilet and wash-handbasin and useful floor to ceiling cupboard housing the boiler with space for vacuum cleaner etc.

The bright living room is entered from the hall and is fully carpeted with Grinshill stone fireplace and a large uPVC window with views of the front garden.



Bedroom 2 sits at the front of the property and again is of a very good size and could accommodate a double bed. Window overlooking the front garden.



The stylish family shower room which is fitted with a modern white-coloured suite consisting of a large walk-in shower with fitted handrail, washbasin with vanity unit below and WC all with fully tiled walls. Frosted window to the rear.



The recently refitted kitchen is situated at the rear of the property with pleasant views of the rear garden having a range of fitted wall and base units with contrasting worktops over, a single drainer sink with mixer tap, free standing oven and hob with extractor hood over, space for washing machine. Access door to the rear garden

The good-sized master bedroom has single aspect window overlooking the rear garden



Outside

The property is accessed from Kynaston Drive via Summerfield Road off the B5476 (Whitchurch Road). There is a tarmac driveway to the front having space for two cars with an attached garage with up and over door and access to the rear garden. There is also a separate access gateway from the front to the rear garden.

The front garden is laid to lawn for ease of maintenance and the property is well set back from the road in a quiet cul de sac position.



The very attractive rear garden is largely laid to lawn with easily maintained shrub borders and a useful patio area with storage shed. The whole being enclosed by wooden larchlap fencing.



The Local Area

The property is situated on an established development accessed off Kynaston Drive.

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 Chester are within easy reach, 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

C

Local Authority

Shropshire Council

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains water, gas, drainage, electricity. Heating via gas fired central heating

Viewing

Strictly by appointment with Harfitts

Tenure

We understand the property is Freehold and benefits from a new building warranty, although purchasers are advised to confirm details with their solicitor

All measurements are approximate and are for identification purposes only

VALUATIONS

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

SURVEYS

MORTGAGE ADVICE

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

Please ask us for details of local surveyors

Floorplan



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.

Agent's Notes

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

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All measurements are approximate and are for identification purposes only.

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