

A lovely 2/3 bedroom, recently partially refurbished semi-detached home in a quiet and sought after residential area in the market town of Wem



- 2/3 bedrooms
- Bathroom
- Conservatory
- Driveway parking for two vehicles
- Pleasant location

**Offers around
£225,000**

The Property

This property is pleasantly located in a quiet residential area of Wem. The property is in good decorative order which also benefits from uPVC in a much sought after residential area within walking distance of Wem town centre.

The property is entered through a fully glazed double glazed doorway to the front of the property into a small hallway which leads through to the main living space.



A real bonus to the property is the separate, recently recarpeted third bedroom situated on the ground floor which could also be used as a study/home office/games room and is directly accessed from the kitchen. Window to the front.



The light and airy living room, which has been recently redecorated and recarpeted, lies to the front of the property with central fireplace having a granite effect hearth surrounding living coal flame gas fire and Baxi gas fired central heating boiler. Alcove shelving. Radiator. Double glazed window to the front. Archway to kitchen.



The kitchen comprises modern beech effect wall and base units with contrasting work surfaces over, single drainer sink with mixer tap, integrated electric hob and eye level 1 1/2 oven with large integrated fitted fridge-freezer, space for washing machine. Radiator. Window and access door to conservatory.

Stairs lead from the living room to the first floor landing with airing cupboard housing the hot water cylinder. Radiator

Bedroom 1 sits at the front of the property having useful fitted pine wardrobes to one wall. Recently recarpeted. Radiator. Double glazed window to the front.



Large dark wood effect uPvc double glazed conservatory built on a low brick wall with polycarbonate pitched roof. Useful as a playroom or family dining space. Radiator



Bedroom 2, again recently recarpeted, is a very good sized single room with fitted pine double wardrobe. Radiator. Double glazed window to the rear.



The bathroom comprises white 3 piece suite with bath with dark wood effect side panel electric shower over and shower screen, wash hand basin with dark wood effect vanity unit below and WC. Tiled walls. Frosted window to the rear.



Outside

4 Davies Drive is located on a very popular residential area of the town within walking distance of the centre located off Pym's Road.

The property is approached over a paved driveway with quadrant lawned area to one side. Access via wooden gateway to the rear garden.

A lovely rear garden is accessed from the conservatory onto a paved patio area and is laid mainly to shaped lawn with trees and a good variety of shrubs to the borders. Gated side access to the front.



The Local Area

The property is situated on a popular development accessed from Wem town centre off Pym's 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 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 heating via Baxi gas fired central heating boiler.

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		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

VALUATIONS

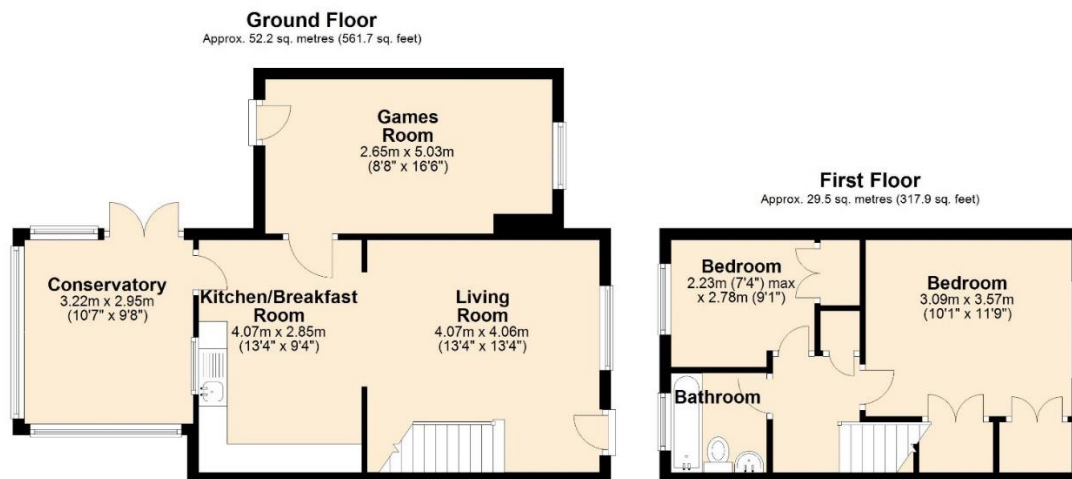
For a free no obligation valuation of your own property please call us on 01939 232775

MORTGAGE ADVICE

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

Please ask us for details of local surveyors

Floorplan



Total area: approx. 81.7 sq. metres (879.5 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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