

**“Silver Birch”,
15 Tilley Road, Wem,
Shropshire SY4 5HA**

“Silver Birch” is a beautifully decorated, well maintained 3/4 bedroom detached bungalow on the southern fringe of the market town of Wem – Viewing very highly recommended



- 3/4 bedrooms
- Spacious living
- Family shower room
- Separate WC
- Stunning kitchen dining room
- Good sized garden to the side

**Offers around
£365,000**

The Property

“Silver Birch” is an absolutely stunning, beautifully decorated and well-maintained detached 3 /4 bedroom bungalow on the fringes of Wem

The property is entered through a partly glazed composite doorway with uPvc glazed panels to either side into an “L” shaped hallway from which leads all accommodation

A lovely bright living room lies at the front of the property having single woodburning stove with slate hearth and suspended oak over mantel. uPvc window to the front of the property.



A stunning recently refitted kitchen/dining room sits to one side of the property with uPvc double doors opening onto the pretty garden. The kitchen comprises modern shaker style pebble grey wall and base units with integrated appliances, large Belling range cooker with dual electric ovens, electric grill and 5 ring gas burner including wok burner. The range currently remains under warranty. Stylish Russell Hobbs extractor hood over, single drainer 1 ½ bowl charcoal grey composite sink with mixer tap. Metro style tiled splashback and gorgeous porcelain tiled flooring. 2 uPvc windows to the front of the property allowing for lots of natural daylight



Running from the kitchen is a handy utility space with space for washing machine, dishwasher and tumble drier. Plenty of useful shelving. Doorway leading to rear garden area.

The good sized master bedroom overlooking the front aspect is complete with a range of modern, shaker style fitted wardrobes to one complete wall.



The remaining bedrooms are at the rear all with uPvc windows overlooking the rear garden seating area.

Bedroom 2 – a good sized double.



Bedroom 3 a pretty single with fitted over-bed shelving.



The property also benefits from a further small 4th bedroom or useful home office space.



A very smart, recently refitted bathroom completes the internal accommodation consisting of Smart WC with heated seat and wash/dry capabilities, surface top wash hand basin with mixer tap over, 1.2m x 900mm shower cubicle with dual headed shower over (rain shower and vertical slide) running off mains pressure. Sleek slate grey shower screen. Extractor fan.

Further separate second WC adjacent to Bedroom 3.

Outside

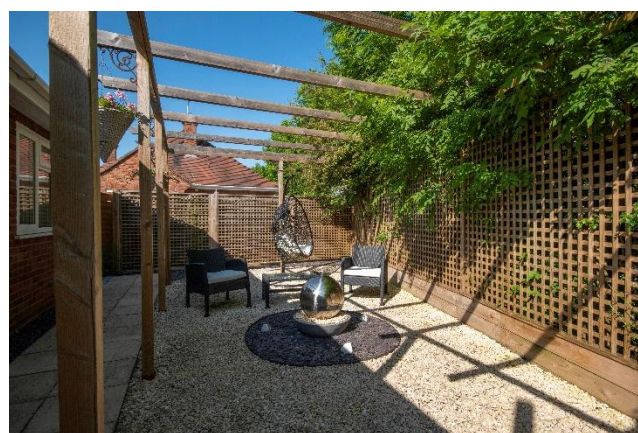
The property is situated on Tilley Road via Mill Street (B5476).

Approached over a gravel driveway with space for a number of vehicles "Silver Birch" is surrounded on three sides by three lovely individual garden areas.

To the front is a small lawned area with raised flower beds and hedging boundary. A scented white lilac tree to one corner and paved pathway which surrounds the entire property with gateway access to both sides.



A sandstone gravelled seating area runs along the rear with pergola and polished stainless steel sphere water feature.



The main garden is a particular feature sitting to the southern side of "Silver Birch". This area is laid mainly to lawn with a variety of shrubs and trees. A beautiful sandstone paved patio seating area area is accessed directly from the kitchen/dining room. Rectangular composite pergola with retractable shade over. Dwarf conifer hedging separated the seating area from the main lawn. Good-sized useful garden shed with mains power. The whole gardens being enclosed with a mixture of hedging, trellis and close board fencing.





Note

The vendor has requested that specific mention be made that the property does directly lie alongside an embankment of the Welsh Marches Railway Line with infrequent trains passing approximately two trains every hour.



The Local Area

“Silver Birch” 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 | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | | |
| 21-38 | F | 29 F | |
| 1-20 | G | | |

Services

Mains water, gas, drainage, electricity. Heating via recently replaced gas fired central heating system. Serviced annually. Gas fired boiler currently with 3 years warranty remaining.

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

MORTGAGE ADVICE

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

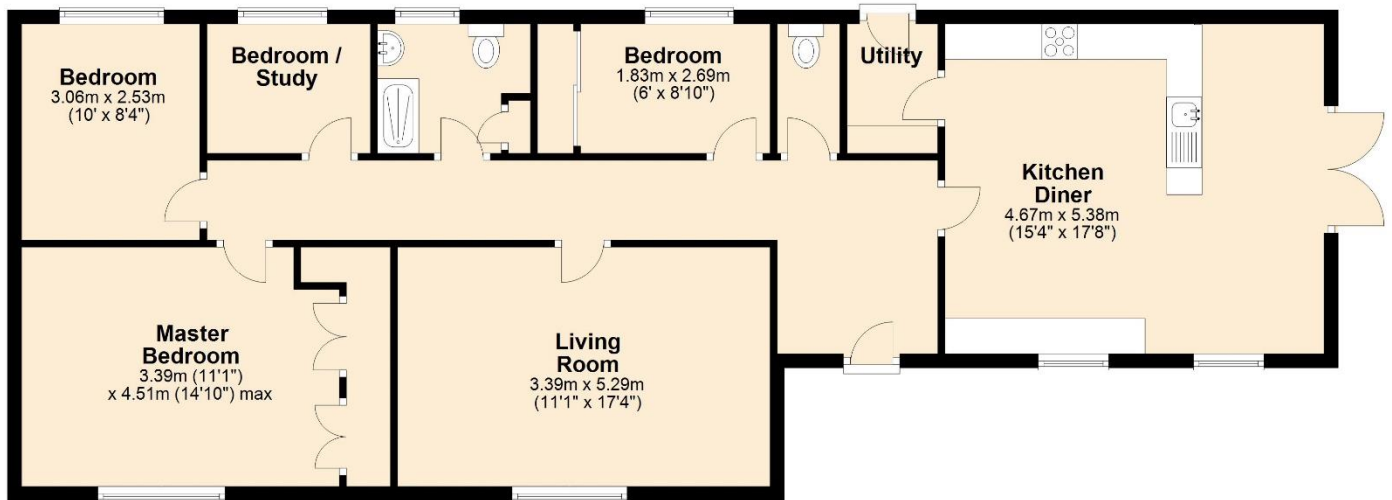
SURVEYS

Please ask us for details of local surveyors

Floorplan

Ground Floor

Approx. 106.6 sq. metres (1147.1 sq. feet)



Total area: approx. 106.6 sq. metres (1147.1 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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