



Atlanta, The Plantation, Soulton Road,
Wem, SY4 5TL

Helping *you* move



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Offers In Region Of £550,000



Situated on a private gated development of just three properties in the popular market town of Wem, this impressive three bedroom detached bungalow stands on a generous plot with a large rear garden, driveway and double garage.

- **Superb Three Bedroom Detached Bungalow**
- **Private Gated Development**
- **Generous Plot with Large Garden**
- **Driveway and Double Garage**
- **Master En Suite and Family Bathroom**
- **Immaculately Presented Throughout**
- **Fantastic Summer House/Garden Room, Solar Panels**
- **EPC D, Council Tax Band F**



Situated on a private gated development of just three properties in the popular market town of Wem, this impressive three bedroom detached bungalow stands on a generous plot with a large rear garden, driveway and double garage. It is immaculately presented throughout and the great size accommodation comprises light and airy Entrance Hall opening into a spacious Dining Room, Cloakroom with WC, beautiful Lounge with feature fireplace and door leading onto the rear garden, fabulous Kitchen/Breakfast Room with integrated appliances, Utility Room, Three Bedrooms including the Master Bedroom with En Suite Shower Room and a modern Family Bathroom completes the accommodation. Outside, a brick paved driveway and double garage provide plenty of off road parking and there is a very beautifully maintained large rear garden mainly laid to lawn with paved seating areas and well stocked borders filled with an abundance of established shrubs, plants and trees. There is a versatile summer house/garden room that could be utilised in a variety of ways, for example as a home office, hobby room or gym. The property also benefits from solar panels.



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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

DIRECTIONS

From Whitchurch proceed on the A49 towards Shrewsbury. Continue past the village of Prees towards Prees Green and take the right hand turn towards Wem. Continue on for approximately 3.5 miles and the entrance to The Plantation can be found on the left hand side, by way of a RIGHT OF WAY over the driveway of the neighbouring property 'The Homestead'.

LOCAL AUTHORITY

Council Tax Band F. 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 D. 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

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.

AGENTS NOTE

We are advised that a number of trees in the rear garden are subject to Tree Preservation Orders. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

AGENTS NOTE

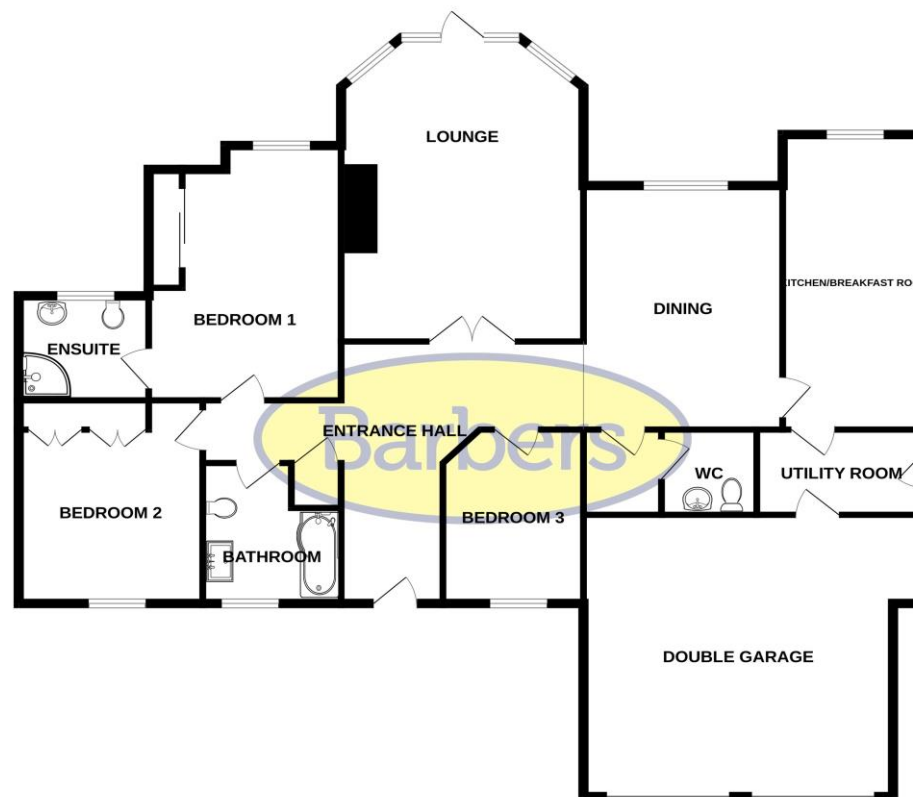
We are advised by the current owner that each of the three properties on The Plantation currently pay into a maintenance fund for the driveway and electric gates. This is currently set at £600 per annum and this will be confirmed by solicitors during the pre-contract enquiries.

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- LOUNGE
19' 2" x 14' 0" (5.84m x 4.27m)
- DINING ROOM
15' 3" x 11' 6" (4.65m x 3.51m)
- KITCHEN/BREAKFAST ROOM
18' 6" x 8' 4" (5.64m x 2.54m)
- UTILITY ROOM
10' 1" x 5' 5" (3.07m x 1.65m)
- MASTER BEDROOM
15' 9" x 11' 1" (4.8m x 3.38m) max
- EN SUITE
7' 6" x 6' 6" (2.29m x 1.98m)
- BEDROOM TWO
12' 4" x 10' 6" (3.76m x 3.2m) max
- BEDROOM THREE
11' 3" x 9' 0" (3.43m x 2.74m)
- FAMILY BATHROOM
8' 6" x 7' 6" (2.59m x 2.29m)
- DOUBLE GARAGE
17' 8" x 16' 8" (5.38m x 5.08m)
- SUMMER HOUSE/GARDEN ROOM
13' 5" x 11' 1" (4.09m x 3.38m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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