



Helping *you* move



31 Pantulf Road, Wem, SY4 5LT

A four double bedroom detached family home with driveway parking and good size low maintenance rear garden, ideally situated in a quiet cul-de-sac location in the popular market town of Wem.

Asking Price Of
£325,000

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Overview

- Detached Family Home
- Four Double Bedrooms
- Quiet Cul-de-Sac Location
- Low Maintenance Rear Garden
- Driveway Parking
- Superb Open Plan Kitchen/Diner
- Lounge
- Utility Room/WC
- Master En Suite and Family Bathroom
- EPC C
- Council Tax Band C



This modern four double bedroom detached family home perfectly blends comfort and practicality and is situated in a peaceful cul-de-sac location in the popular market town of Wem. Upon entry, you'll find a welcoming Entrance Hall leading into a bright and airy Lounge, ideal for family relaxation. The open-plan Kitchen/Diner is a standout feature, offering a perfect space for cooking, dining, and entertaining. French doors from the dining area open out to the rear garden, extending the living space outdoors. A convenient Utility Room/WC is also located on the ground floor and there is also an additional ground floor room which was formally the garage but could be converted back if desired.

Upstairs, the property offers four generously sized double bedrooms, with the master benefiting from its own En Suite Shower Room. The Family Bathroom serves the other three bedrooms, all of which are spacious and perfect for family living. Outside, the front driveway is complemented by a lawned area, while the rear garden has been designed for ease of maintenance, featuring a paved patio and artificial lawn. A spacious, fully insulated garden room/summer house adds tremendous versatility to the property, offering a perfect setting for a home office, gym, or additional living space. This delightful family home combines modern living with a popular location, making it an ideal choice for those looking for a comfortable lifestyle.

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.



AGENTS NOTE

We are advised that building regulation approval was not obtained for the garage conversion. This will be confirmed by solicitors during the pre-contract enquiries.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity, gas, water and drainage 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/>

LOCAL AUTHORITY

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



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch head towards Wem on the B5476, upon entering Wem take the right hand turn into Somerfield Road, continue on before turning left into Kynaston Drive, proceed then turn right into Pantulf Road where the property can be found after a short distance on the left hand side.

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 C. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

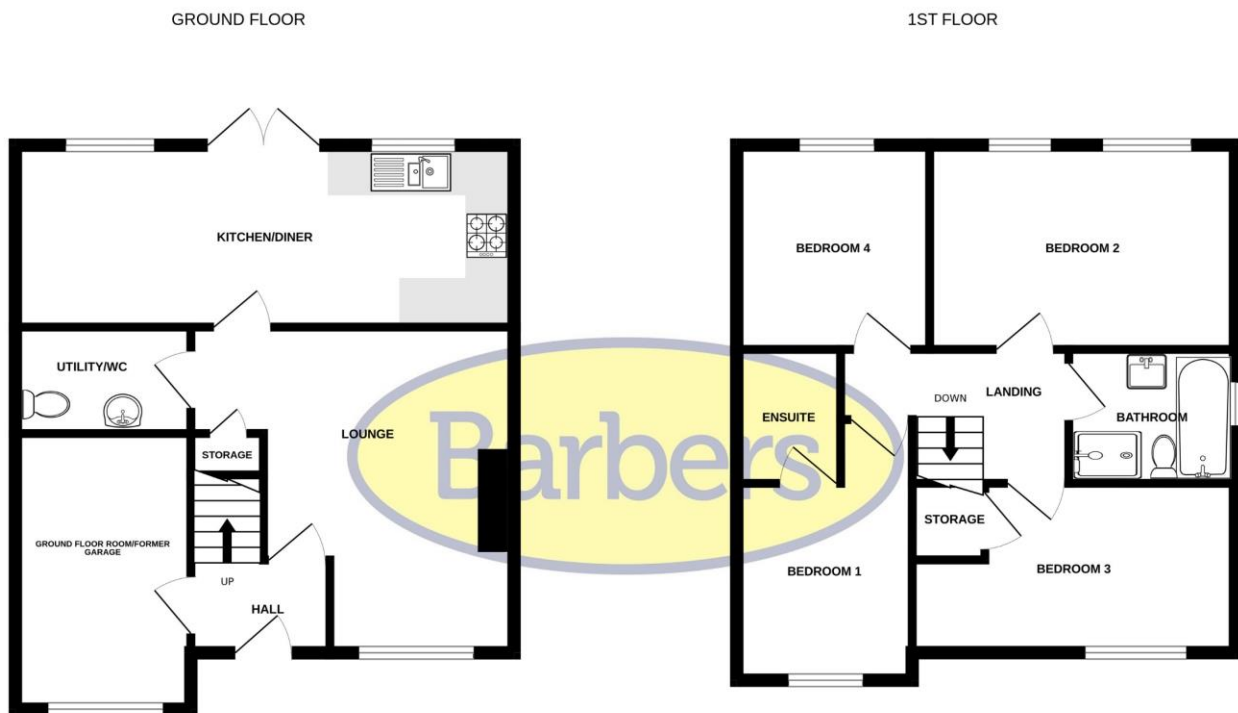
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AGENTS NOTE

We have checked the government flood risk website which shows that the property is at high risk of flooding from surface water. The current owner has advised that during their ownership the property has not flooded.

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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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LOUNGE

14' 5" x 14' 3" (4.39m x 4.34m)

KITCHEN/DINER

23' 4" x 8' 0" (7.11m x 2.44m)

UTILITY/WC

7' 9" x 4' 8" (2.36m x 1.42m)

GROUND FLOOR ROOM/FORMER GARAGE

12' 8" x 7' 8" (3.86m x 2.34m)

BEDROOM ONE

12' 5" x 7' 8" (3.78m x 2.34m)

BEDROOM TWO

14' 8" x 9' 0" (4.47m x 2.74m)

BEDROOM THREE

14' 6" x 8' 1" (4.42m x 2.46m)

BEDROOM FOUR

12' 5" x 7' 8" (3.78m x 2.34m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.