



Helping *you* move



34 Tilley Road, Wem, SY4 5HD

Offers in the Region of
£205,000

NO UPWARD CHAIN- A two bedroom semi detached bungalow with driveway, single garage, requiring modernisation but with fantastic potential. Situated in the popular market town of Wem.

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Overview

- Semi-Detached Bungalow
- Two Double Bedrooms
- Lounge
- Kitchen
- Conservatory
- Shower Room
- Driveway and Single Garage
- Front and Rear Gardens
- Requires Modernisation
- No Upward Chain
- EPC TBC
- Council Tax Band B



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.

Brief Description

Offered for sale with no upward chain, this two bedroom semi-detached bungalow is situated in the popular market town of Wem. Although requiring some modernisation, it has fantastic potential and the good size accommodation comprises Entrance Porch, Hallway, generous Lounge, Kitchen, Conservatory with French doors onto the rear garden, Two Double Bedrooms and Shower Room. Outside, the property is approached over a long driveway leading to a single detached garage, providing ample parking space for several vehicles. There is a lawned garden to the front and to the rear is an enclosed garden mainly laid to lawn with a paved patio area.



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.

LOCAL AUTHORITY

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

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.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk



DIRECTIONS

From the centre of Wem turn at St Peter & St Pauls Church towards Shrewsbury, continue on this road past the turnings for Eckford Park and Roden Grove, take the right hand turn into Tilley Road just before the railway bridge and the property can be found after a short distance on the right 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

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

METHOD OF SALE

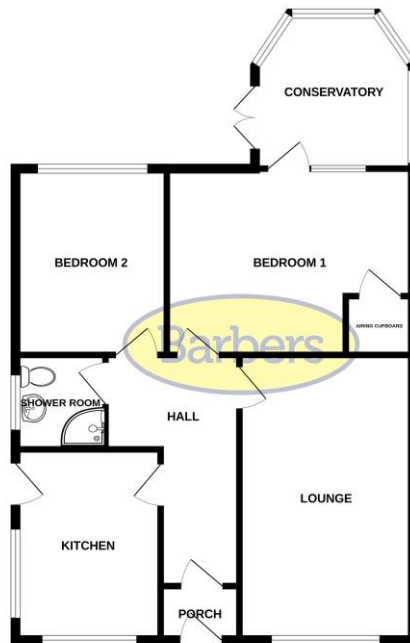
For Sale by Private Treaty.

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.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo 10.0.2

LOUNGE

18' 1" x 10' 6" (5.51m x 3.2m)

CONSERVATORY

9' 6" x 9' 4" (2.9m x 2.84m)

KITCHEN

11' 6" x 8' 9" (3.51m x 2.67m)

BEDROOM TWO

11' 3" x 9' 0" (3.43m x 2.74m)

BEDROOM ONE

14' 0" x 11' 1" (4.27m x 3.38m)

SHOWER ROOM

5' 8" x 5' 5" (1.73m x 1.65m)

GARAGE

16' 4" x 8' 1" (4.98m x 2.46m)

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

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@barbers-online.co.uk



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.