



**10 Somerset Way, Wem ,  
SY4 5UW**

**£270,000**

**Situated in a popular residential location, this three bedroom semi detached property offers modern and spacious living with excellent external off road parking facilities, paved driveway leading to a Garage. The rear garden has paved patio adjoined by lawn. The market town of Wem offers local shops, various recreational facilities and renowned schooling. The County Town of Shrewsbury is about 10 miles, additionally there is numerous rail links connecting Wem to a range of different destinations**

Semi-detached House





# **Full description**

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**The accommodation, which has gas fired central heating and double glazing, comprises Entrance Hall, Lounge, Spacious Extended Dining Kitchen with a range of fitted units .**

**To the first floor Landing, Three Bedrooms and Bathroom with modern white 3 piece suite and shower cubicle. The front of the property has been designed for excellent off road parking facilities, paved drive leads to a Garage. The rear garden has paved patio adjoined by lawn with a bespoke summer-house to the rear of the property**

## **Location**

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## **Accommodation**

### **Entrance Hall**

**Entrance door to front, built in cupboard housing meters, carpeted stairs to first floor**

### **Lounge**

**4.50m(14'9") x 3.71m(12'2")**

**Bow window to the front, coved ceiling, centre and wall lights, Recently re- carpeted**

### **Spacious Dining Kitchen**

**5.64m(18'6") overall x 2.79m(9'2")**

### **Extended Dining room Kitchen**

**Comprehensive range of base and matching wall cabinets, built in electric oven, 4 ring ceramic hob, extractor over, inset sink unit, plumbing for washing machine, ceramic tiled flooring, useful under stair cupboard with shelving, door to side. This room opens into**

### **First Floor Landing**

**Airing cupboard with wall mounted gas fired boiler, access hatch to loft space, handy under stairs storage.**

**Bedroom One**

**3.81m(12'6") x 2.87m(9'5") inc w/robes**

**Range of fitted wardrobes including drawers and shelving, window to rear**

**Bedroom Two**

**3.56m(11'8") x 2.87m(9'5") ex door rec**

**Window to front**

**Bedroom Three**

**2.64m(8'8") x 2.62m(8'7")**

**Built in wardrobe, laminated wood effect flooring, window to front**

**Modern Bathroom**

**2.64m(8'8") x 1.88m(6'2")**

**White suite comprising panelled bath, hand basin and WC, shaped shower cubicle with electric shower. The walls are attractively tiled to ceiling height, windows to rear and side, inset lighting, towel rail/radiator, tiled flooring**

**Floor Plan**

**Not to scale**

**Outside**

**The front of this property has been designated to provide excellent off road parking facilities. CCTV in operation. Wrought iron gates to the side lead to**

**Garage**

**5.36m(17'7") x 2.21m(7'3") minimum**

**Having up and over door, light and power**

**Garden**

**There is a paved patio area to the rear adjoined by lawn and to the end of the garden a bespoke summer-house.**

**Tenure**

**We are advised that the property is Freehold, and this will be confirmed by the Vendor's Solicitors during pre-contract enquiries. Vacant Possession upon Completion.**

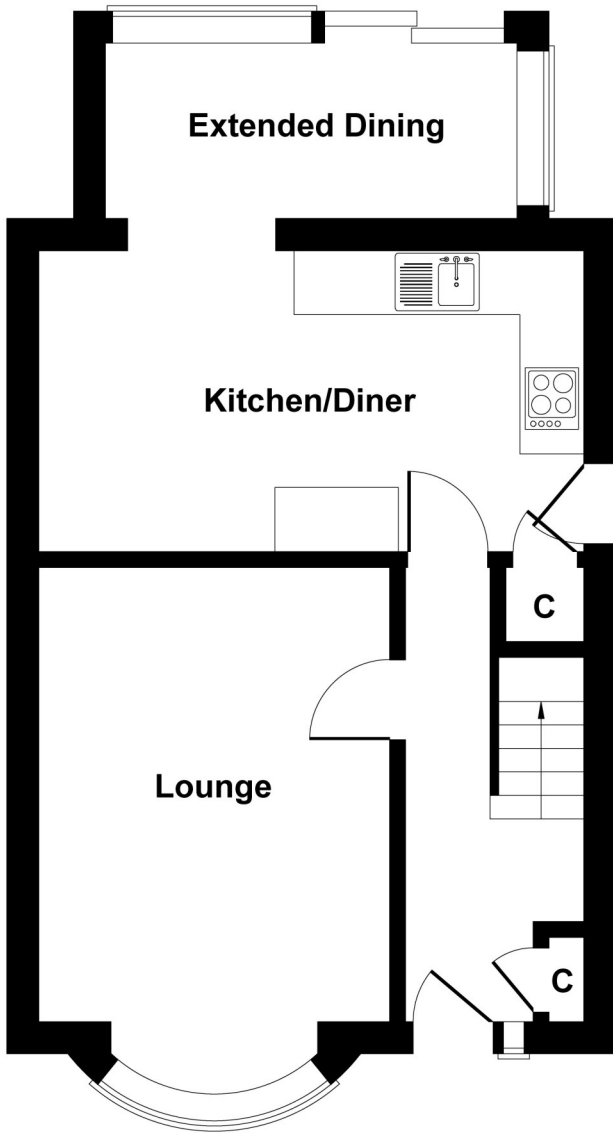
**Local Authority**

**Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Council Tax Enquiries Revenue & Benefits 0345 678 9002/ Main Switchboard 0345 678 9000**

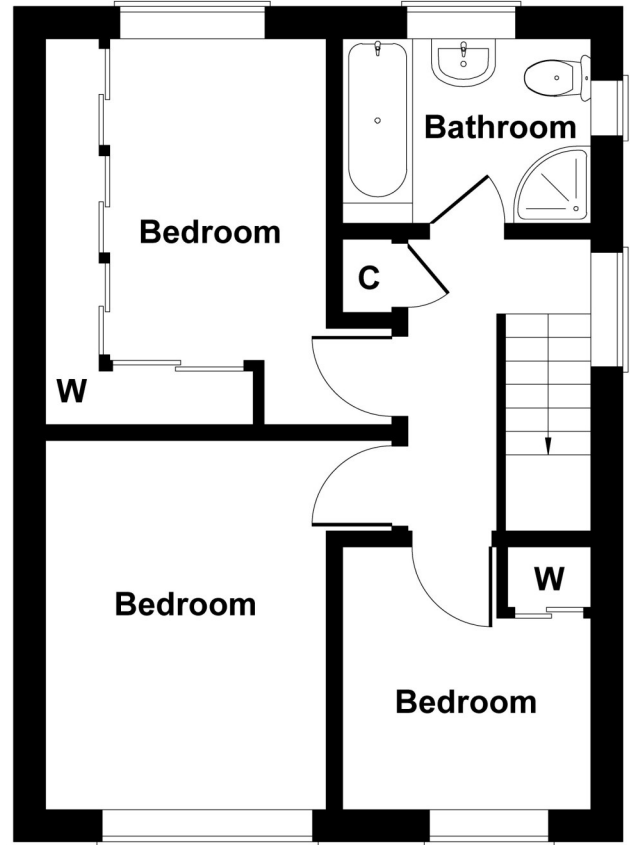
**Services**

**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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.**

# 10 Somerset Way, Wem



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

