HARFITTS
SOLICITORS & PROPERTY AGENTS

Foxleigh Drive, Wem, Shrewsbury, SY4 5BP

Four-bedroom detached bungalow offering an exciting opportunity for buyers looking to embrace bungalow living without compromising internal space and the benefit of a manageable outdoor space.



- **NO UPWARD CHAIN**
- **Detached bungalow**
- **Four bedrooms**
- **Spacious and versatile accommodation**
- **Rare opportunity – early viewing recommended!**
- **Enclosed, manageable gardens**
- **Spacious en-suite featuring a freestanding bath**
- **Excellent scope for personalisation**

Guide Price £350,000

We are delighted to bring to market this detached four-bedroom bungalow situated on Foxleigh Close, Wem. An exciting opportunity for buyers looking to embrace bungalow living without compromising internal space and the benefit of a manageable outdoor space.



Upon entering the property, the internal accommodation comprises; Spacious reception room, featuring an impressive floor-to-ceiling-style window frontage which floods the space with natural light

A light and airy kitchen offering plenty of scope for personalisation, with ample room for a dining table. Leading off the kitchen is the utility area, providing additional storage with a range of fitted units.



Four well-proportioned bedrooms, each featuring fitted wardrobes for additional storage. These versatile rooms offer flexibility to suit a variety of needs, whether as bedrooms, home office, hobby room or additional reception space.

A light-filled conservatory provides a lovely space to relax and unwind while enjoying pleasant views of the garden.



Recently installed, modern bathroom features a contemporary walk-in shower. The spacious en-suite offers a touch of luxury, with a beautiful freestanding bath creating an attractive focal point within the room.

The garage is a generous size and benefits from an impressive high ceiling, offering excellent versatility for a variety of uses, including additional parking, a workshop or storage. There is the potential to convert this space to further extend the existing living accommodation (STPP).



Outside, the enclosed rear garden is predominantly laid to lawn and complemented by a variety of mature trees and established shrubs, creating a pleasant and attractive setting. The garden is a manageable size, ideal for those looking to enjoy outdoor space without the upkeep of a larger plot. To the front, driveway parking is available and finished with attractive decorative stone-effect paving, alongside areas of lawn and established tree.

Properties of this nature are rarely available to the market, making this a fantastic opportunity for prospective buyers. Early viewing is advised!

Council Tax Band

D

Local Authority

Shropshire Council

Services

Mains water, drainage, gas and electricity

Viewing

Strictly by appointment with Harfitts

Tenure

We understand the property is Freehold, 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

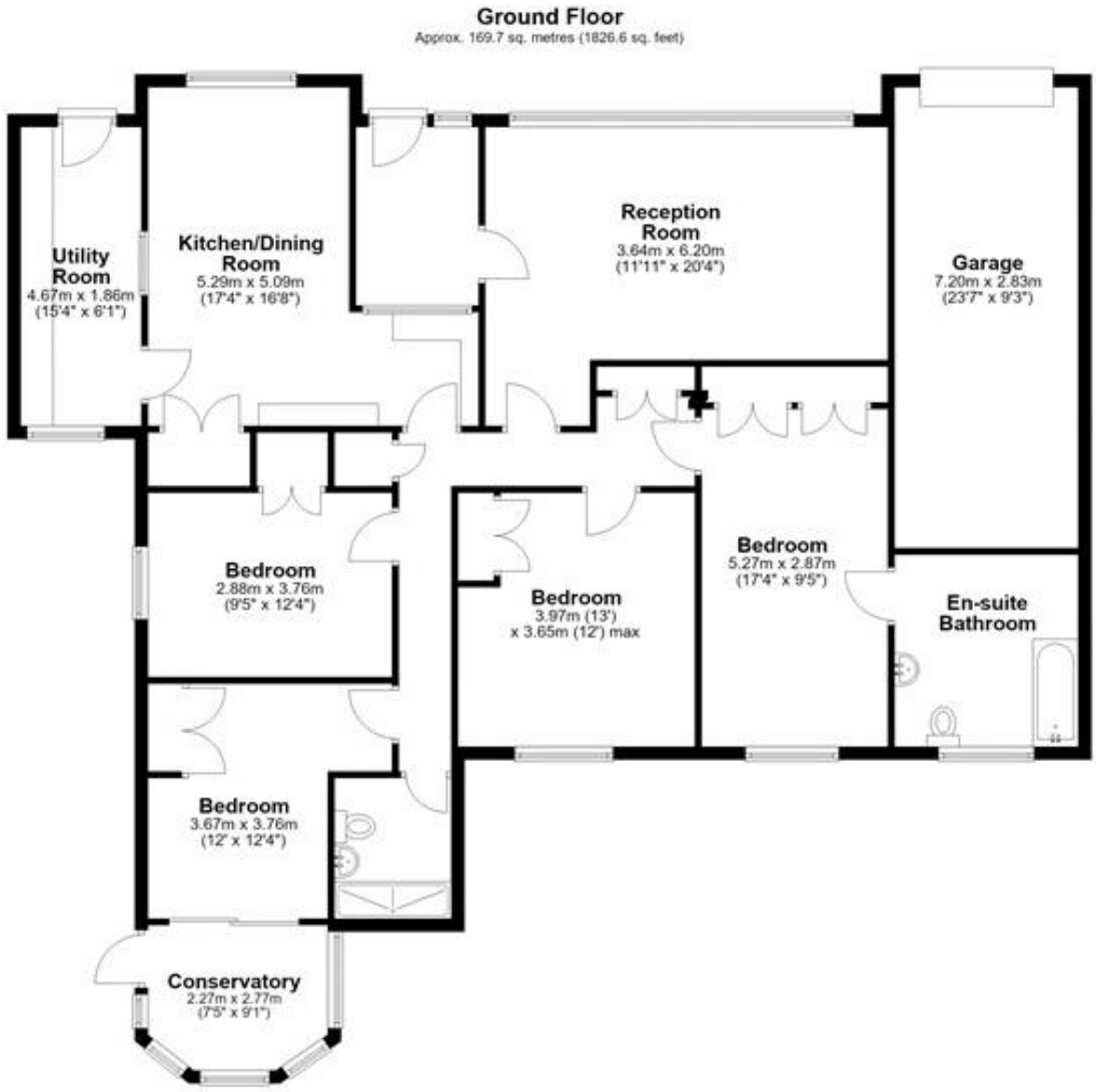
SURVEYS

Please ask us for details of local surveyors

EPC



Floorplan



Total area: approx. 169.7 sq. metres (1826.6 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.

10 Foxleigh Drive

Agent's Notes

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:
These particulars are produced in good faith, and are set out as a general guide and do not constitute any part of an offer or contract.
No person in the employment of Harfitts has any authority to make or give any representations or warranty whatever in relation to this property.
Harfitts take many precautions to ensure that the sale particulars are drafted accurately and that information is verified by the owners, who have checked these details and declare them true and accurate.
All measurements are approximate and are for identification purposes only.
Electrical and other appliances mentioned in these particulars have not been tested by Harfitts. Therefore prospective purchasers must satisfy themselves as to their working order.
Harfitts is a trading name of Paul F. Harfitt & Co.