



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**6 Pantulf Road, Wem, Shrewsbury, SY4 5LT**

**Offers in the Region  
of £365,000**

To view this property please call us on **01743 236 800** Ref: C7752/WM/KQ

# A well appointed, modern four bedroom detached house, occupying a quiet cul-de-sac position.

This immaculately presented modern four bedroom detached house offers spacious and versatile accommodation briefly comprising; entrance hall, cloakroom, living room, kitchen/dining room and sun room. Master bedroom with en suite shower room, three further bedrooms and bathroom. Double garage and parking. Well stocked enclosed rear garden.

The property is situated in this popular residential area, close to Wem town centre, where there are a range of amenities including; shops, co-op supermarket, bus and rail services and easy access to the nearby towns and Shrewsbury and Whitchurch.



## INSIDE THE PROPERTY

### ENTRANCE HALL

#### CLOAKROOM

Wash hand basin, wc

#### LIVING ROOM

15'9" x 13'5" (4.80m x 4.09m)

Electric flame effect fire set into a wooden surround.

#### KITCHEN / DINING ROOM

9'10" x 21'0" (3.00m x 6.40m)

Fitted with a range of modern wall and base units

Neue four ring induction hob with extractor fan above, complimentary Neue oven/grill and matching microwave

Integrated Neue dishwasher, Blomberg fridge freezer, and Neue washing machine

Breakfast bar

Understairs storage cupboard/pantry.

#### SUN ROOM

11'10" x 13'5" (3.61m x 4.09m)

Sliding doors to rear garden and patio

Door to garage

Side door

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING with access to roof space and airing cupboard  
housing boiler.

#### MASTER BEDROOM

9'9" x 11'6" (2.97m x 3.51m)

#### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Heated towel rail

### BEDROOM 2

12'6" x 9'2" (3.81m x 2.79m)

### BEDROOM 3

9'10" x 6'11" (3.00m x 2.11m)

### BEDROOM 4

11'6" x 6'11" (3.51m x 2.11m)

### BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

17'5" x 17'9" (5.31m x 5.41m)

Power and lighting

The property is approached over tarmacadam driveway providing parking and access to the double garage, flanked by lawn with pathway to the reception area.

Enclosed REAR GARDEN laid mainly to lawn with large paved patio providing ideal seating/entertaining space with well stocked flower and shrub beds and borders.

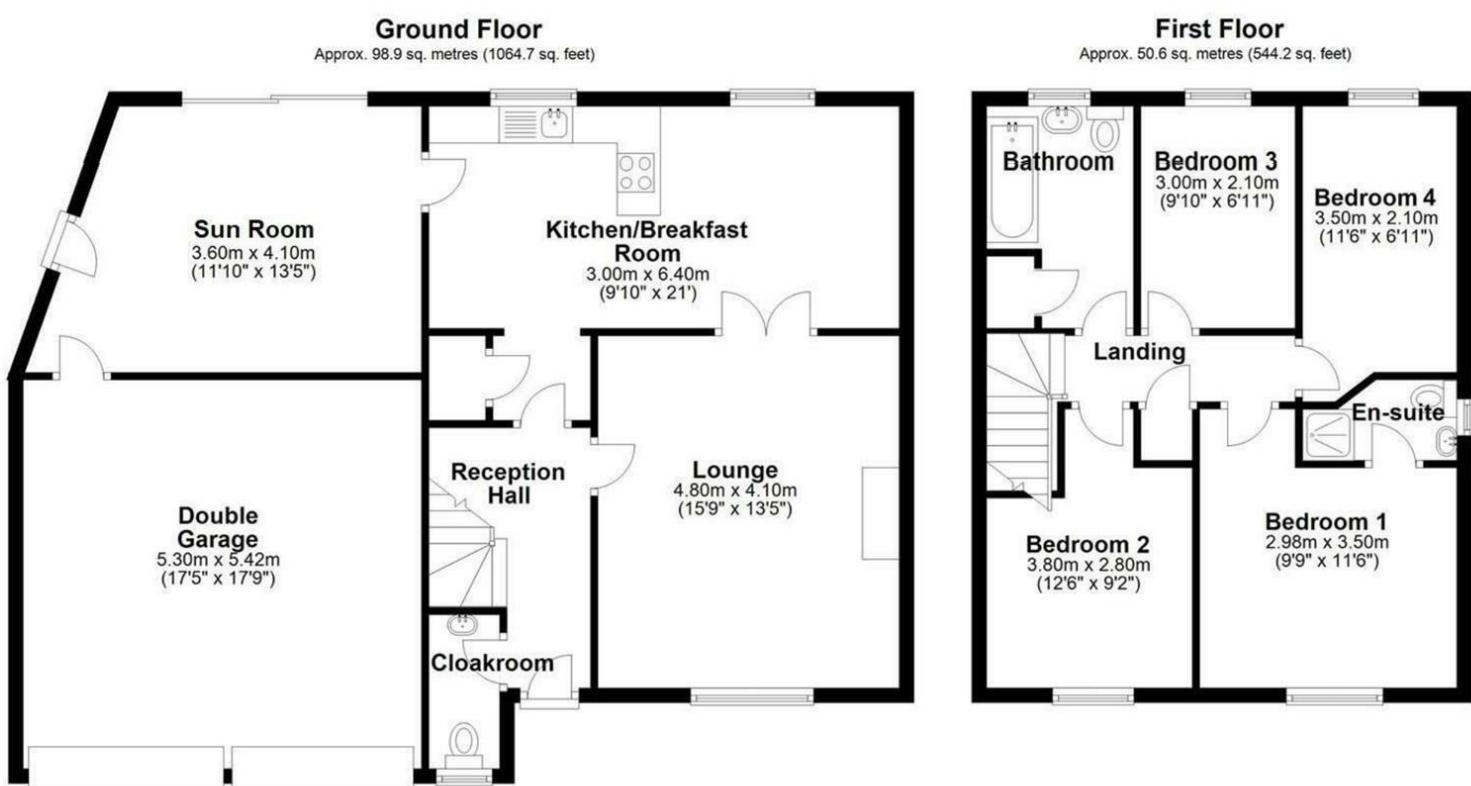








## FLOOR PLANS ...



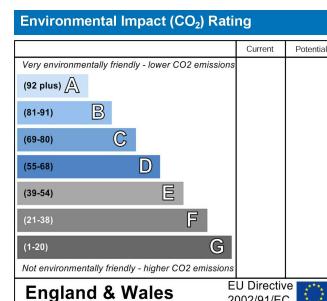
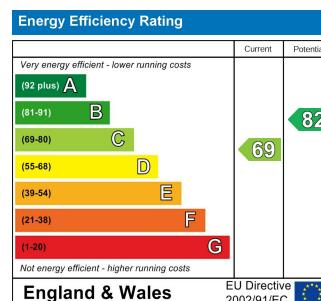
Total area: approx. 149.5 sq. metres (1608.9 sq. feet)

**6 Pantulf Road**

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed along the A428, Ellesmere Road to Harmer Hill. On entering Harmer Hill, bear right onto the B5476 towards Wem. Follow this road into Wem town centre, at the T Junction turn right, proceed for a short distance, before turning left onto New Street. Turn right onto Summerfield Road and onto Station Road. After some distance, turn left onto Kynaston Drive. Continue to the end, turning right into Pantulf Road, where the property will be found on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

## TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

## DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



The UK's number one property website

Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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