

# 7 Creamore Corner Wem SY4 5YB



**4 Bedroom House - Detached**  
**Offers In The Region Of £295,000**

## The features

- EXCELLENT 4 BEDROOM DETACHED HOUSE
- SHORT STROLL FROM THE RAILWAY STATION
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING FOR TWO CARS
- VIEWING RECOMMENDED
- CUL DE SAC LOCATION
- LOUNGE, KITCHEN/DINING ROOM, GROUND FLOOR BEDROOM/FAMILY ROOM
- 3 FURTHER BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING C



**\*\*\*A FOUR BEDROOM DETACHED HOUSE IN A QUIET CUL-DE-SAC\*\*\***

An excellent opportunity to purchase this detached home - perfect for a growing family or those looking to downsize.

Occupying an enviable position in this popular location, close to amenities and a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Kitchen /Dining Room, Ground Floor Bedroom /Family Room, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position in this popular location, close to amenities and a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

### RECEPTION HALL

Door opens to Reception with radiator.

### CLOAKROOM

with WC and wash hand basin, radiator.

### LOUNGE

having window overlooking the front, wooden effect flooring, media point, radiator.

### KITCHEN/DINING ROOM

Kitchen - fitted with range of high gloss cream fronted units incorporating undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and space for washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath contrasting splash and eye level wall units, window overlooking the garden.

Dining Area with bay window to the rear, fitted bench style seating, wooden effect flooring, radiator.

### BEDROOM 4/FAMILY ROOM

A great multi purpose room having window to the front, wooden effect flooring, radiator.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with window to the front and off which lead

### PRINCIPAL BEDROOM

having two windows overlooking the rear garden, twin fitted wardrobes with hanging rails and shelving, radiator.

### EN SUITE SHOWER ROOM

with suite comprising fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### BEDROOM 2

with window to the front, radiator.

### BEDROOM 3

with window to the front, radiator.

### BATHROOM

with suite comprising panelled bath with mixer taps

and shower attachment, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

The property occupies a cul de sac location and is approached over driveway with parking and additional gravelled area for parking. The Rear Garden is laid to lawn with flower and shrub beds and enclosed with wooden fencing. Timber garden storage shed.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

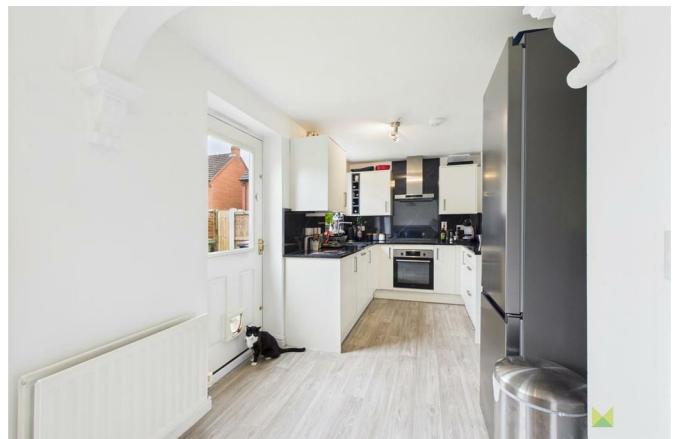
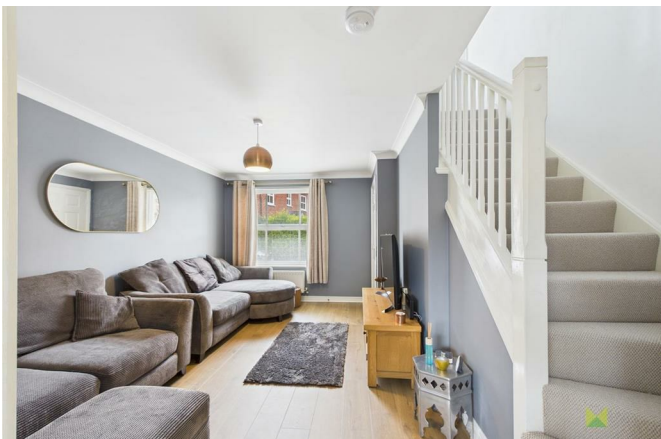
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

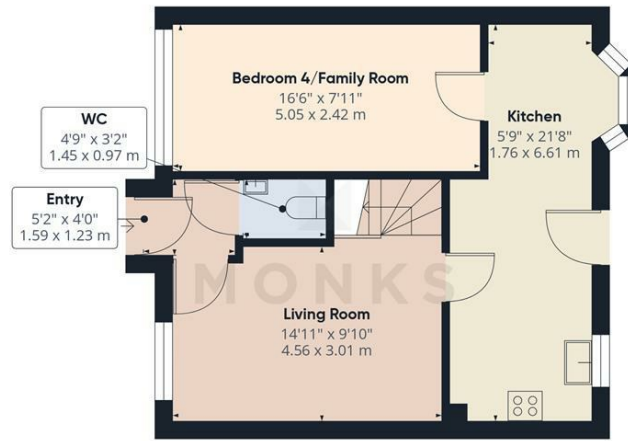




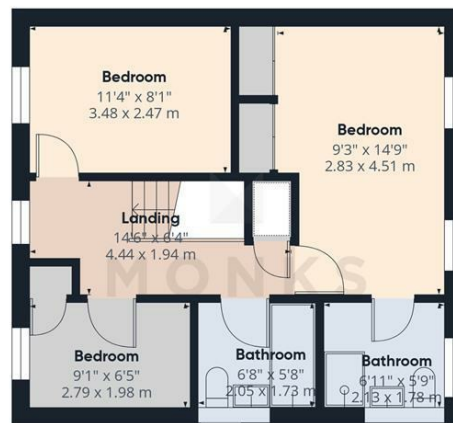
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
947 ft<sup>2</sup>  
87.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Wem office

13A High Street, Wem,  
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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

|                                             | Current                 | Potential                                                                             |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                       |
| (92 plus) <b>A</b>                          |                         |                                                                                       |
| (81-91) <b>B</b>                            |                         |                                                                                       |
| (69-80) <b>C</b>                            |                         |                                                                                       |
| (55-68) <b>D</b>                            |                         |                                                                                       |
| (39-54) <b>E</b>                            |                         |                                                                                       |
| (21-38) <b>F</b>                            |                         |                                                                                       |
| (1-20) <b>G</b>                             |                         |                                                                                       |
| Not energy efficient - higher running costs |                         |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential                                                                             |
|-----------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                       |
| (92 plus) <b>A</b>                                              |                         |                                                                                       |
| (81-91) <b>B</b>                                                |                         |                                                                                       |
| (69-80) <b>C</b>                                                |                         |                                                                                       |
| (55-68) <b>D</b>                                                |                         |                                                                                       |
| (39-54) <b>E</b>                                                |                         |                                                                                       |
| (21-38) <b>F</b>                                                |                         |                                                                                       |
| (1-20) <b>G</b>                                                 |                         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                       |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.