

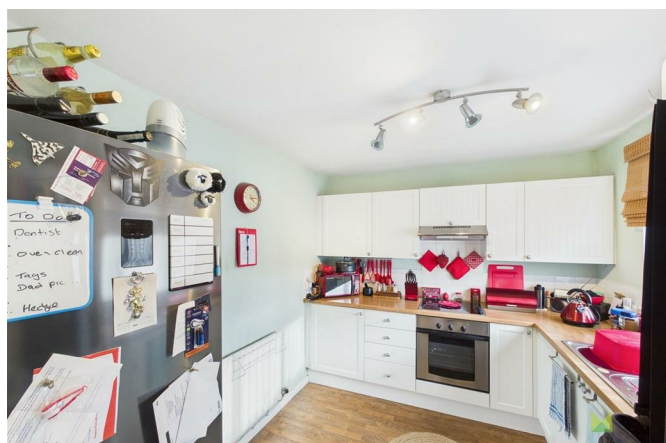
# 5 Garbet Close Wem SY4 5JT



**2 Bedroom House - Semi-Detached**  
**Offers In The Region Of £210,000**

## The features

- EXCELLENT 2 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL, LOUNGE, CONSERVATORY/DINING ROOM
- TWO GENEROUS BEDROOMS AND BATHROOM WITH SHOWER
- GARDEN OFFERING GOOD LEVEL OF PRIVACY
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION IN HEART OF THE TOWN
- ATTRACTIVE KITCHEN/BREAKFAST ROOM WITH OVEN AND HOB
- DRIVE WITH PARKING FOR TWO
- SHORT STROLL FROM SUPERMARKET AND AMENITIES
- EPC RATING C



**\*\*\* IMPRESSIVE, 2 BEDROOM SEMI IN HEART OF THE TOWN \*\*\***

An excellent opportunity to purchase this modern 2 bedroom semi detached house, perfect for first time buyers or those looking to downsize.

Set in the heart of the Town, a stone's throw from the local supermarket and short walk to all amenities and Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, Lounge, Conservatory/Dining Room, attractively fitted Kitchen/Breakfast Room, 2 generous Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking for 2 cars and enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies a convenient position right in the heart of this popular North Shropshire Market Town, a stone's throw from all the Town's amenities. Wem boasts excellent facilities including a Supermarket with Post Office, Town Hall, Churches and Doctors along with a Railway Station with links Crewe and London and to the nearby County Town of Shrewsbury.

### RECEPTION HALL

Wooden entrance door opening to Reception Hall with window to the front.

### LOUNGE

having useful deep under stairs storage cupboard, media point, radiator. Wall mounted ornamental electric fire with wooden shelf over. Sliding patio doors to

### CONSERVATORY/DINING ROOM

being of brick and sealed unit double glazed construction with French doors onto the garden, tiled floor.

### KITCHEN/BREAKFAST ROOM

Attractively fitted with range of shaker style units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with space for appliances and inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and matching range of eye level wall units, ample space for breakfast table, radiator, window to the front, tiled floor.

### FIRST FLOOR LANDING

Staircase leads to First Floor Landing off which lead

### BEDROOM 1

A generous double room with window to the front, useful under eaves storage, radiator.

### BEDROOM 2

with window to the rear, built in wardrobe and under eaves storage, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, roof light to the side.

### OUTSIDE

The property is set back from the road approached over driveway with parking for two cars and front garden laid to lawn and divided from the road by

hedging and fencing. Side pedestrian access leads to the rear garden, which offers a good level of privacy with paved sun terrace and lawn, enclosed with wooden fencing. Good sized 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 B - 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.

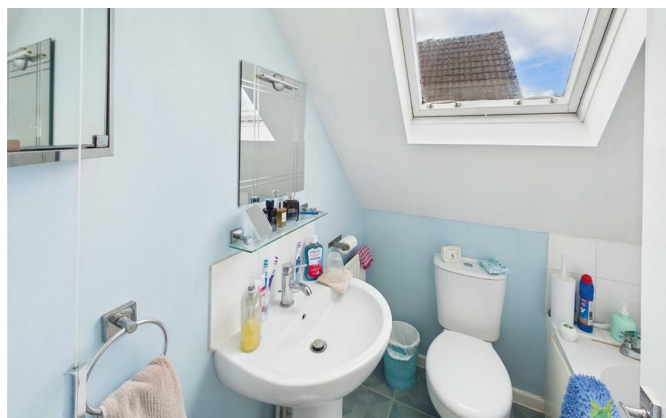
#### NEED TO CONTACT US

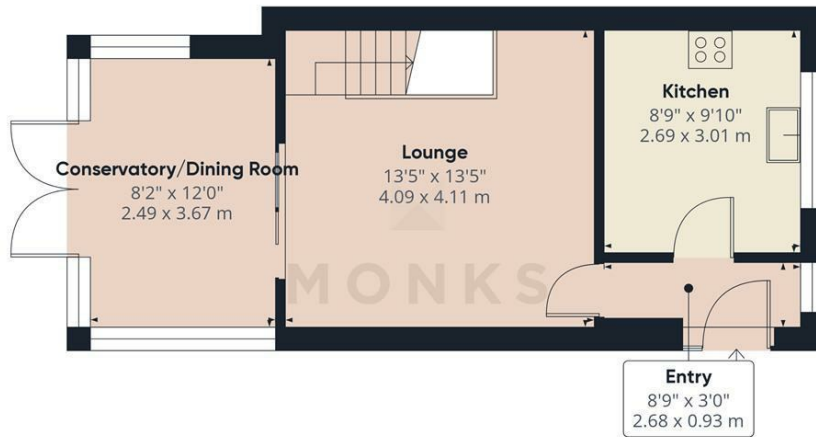
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



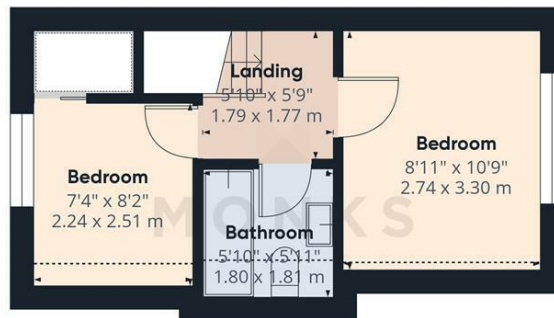
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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**

621.62 ft<sup>2</sup>  
57.75 m<sup>2</sup>

**Reduced headroom**

18.76 ft<sup>2</sup>  
1.74 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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## Get in touch

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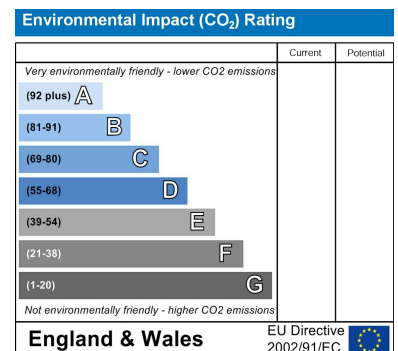
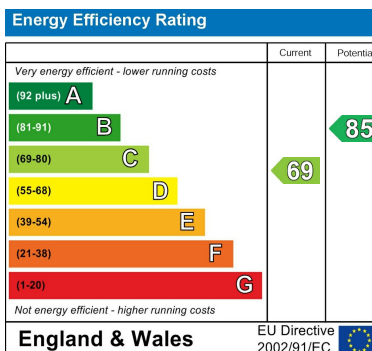
## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

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

**Honest, Original, Motivated, Empathetic**



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.

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

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