

2 Wemsbrook Drive Wem Shrewsbury SY4 5AL

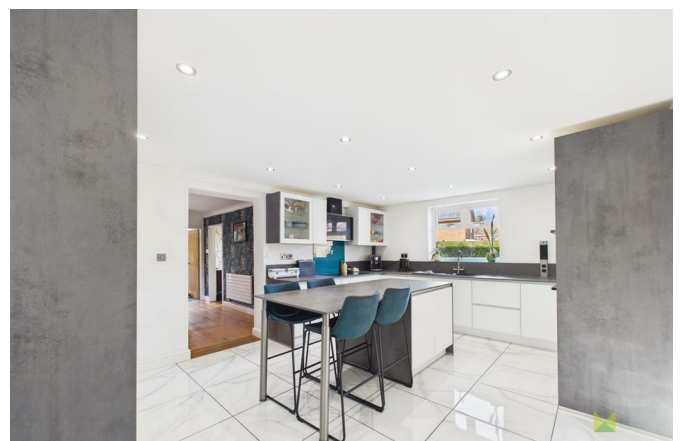


4 Bedroom House

Offers In The Region Of £395,000

The features

- MUCH IMPROVED AND EXTENDED DETACHED PROPERTY
- IDEAL ANNEXE/HOME OFFICE - BEDROOM AND EN SUITE
- 4 GOOD SIZED BEDROOMS AND FAMILY BATHROOM
- LOVELY GARDENS WITH SUN TERRACES
- EPC RATING TBC
- ENVIABLE POSITION ON THE EDGE OF THE TOWN
- HALL, LOUNGE, DINING/FAMILY ROOM, RE-FITTED KITCHEN/BREAKFAST ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED



***** IMPRESSIVE AND VERSATILE DETACHED HOME WITH ANNEXE *****

An excellent opportunity to purchase this 4 bedroom detached home which offers great flexibility of living space - perfect for today's modern lifestyle of a growing family, multi generational living and those who work from home.

Occupying an enviable position in the heart of this popular North Shropshire market Town being a short stroll from local amenities including schools, doctors, supermarket, shops, public houses, restaurants, churches and recreational facilities. For commuters there is an excellent rail service with links to Shrewsbury, Crewe, Manchester and London.

The accommodation briefly comprises Reception Hall, good sized Lounge with feature bi-folds, Dining/Family Room, attractive fitted Kitchen/Breakfast Room with appliances, Ground Floor Bedroom with en suite, 3 further Bedrooms and Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway with parking, garage and lovely established gardens.

Viewing highly recommended.

Property details

LOCATION

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RECEPTION HALL

Entrance door opening to Reception Hall with radiator, wooden flooring.

LOUNGE

A lovely light room having window to the front and feature bi-fold doors opening onto the sun terrace and gardens, media point, radiator.

DINING/FAMILY ROOM

having window to the side, wooden floor covering, radiator. Useful storage cupboard.

KITCHEN/BREAKFAST ROOM

Beautifully re-fitted with range of contemporary white high gloss fronted units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with drawers beneath and extractor hood over, eye level double oven, grill and microwave with cupboards above and below and complementary wall units. Breakfast island with seating area and additional storage and Utility Section with larger units and work surface with space beneath for washing machine and tumble dryer. Recessed ceiling lights, tiled flooring, radiator, window overlooking the garden.

BEDROOM 4/HOME OFFICE

A great multi purpose room being ideal for those who work from home, dependent relative or hobbies/crafts room. A generous sized double with window to the side and two windows to the rear, radiator.

EN SUITE SHOWER ROOM

with walk in shower with direct mixer unit with drench head, wash hand basin set into vanity with storage and WC. Window to the side, heated towel rail/radiator.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

BEDROOM 1

A generous double room with window overlooking the garden, fitted wardrobes, radiator.

BEDROOM 2

Another double room with window overlooking the garden, excellent range of fitted wardrobes, radiator.

BEDROOM 3

with window to the side, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC set into concealed vanity with storage, heated towel rail/radiator.

OUTSIDE

The property is approached over double width driveway providing parking for several cars and leading to the Garage.

The Gardens are a particular feature of the property and wrap themselves around with a large composite decked sun terrace and additional wooden decked patio which both take advantage of the afternoon and evening sun and are perfect for those who love to entertain outdoors. Lawn with well stocked flower, shrub and herbaceous beds and gravelled vegetable section with raised beds. Enclosed with wooden fencing and hedging.

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 D - 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

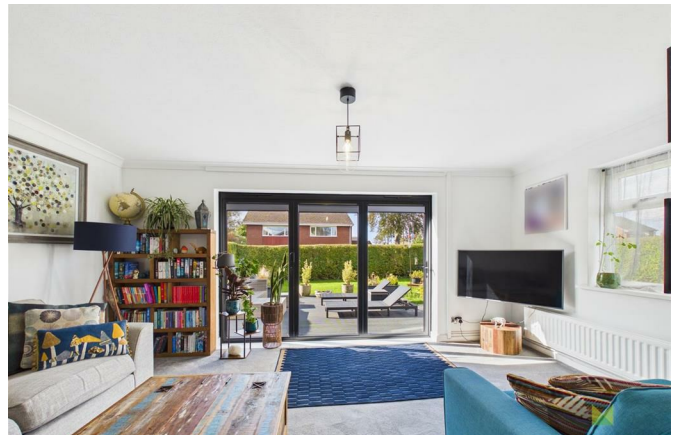
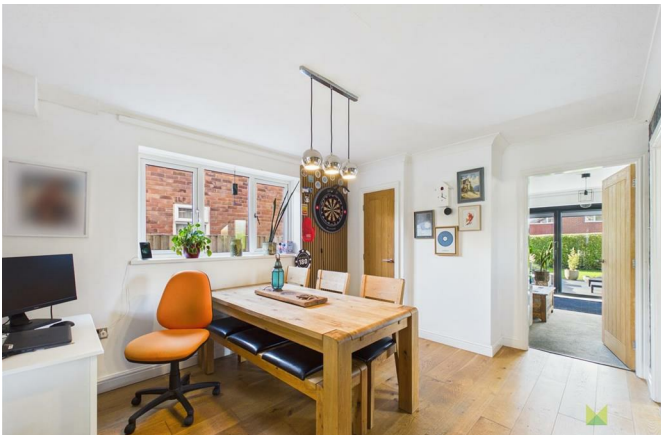
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

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

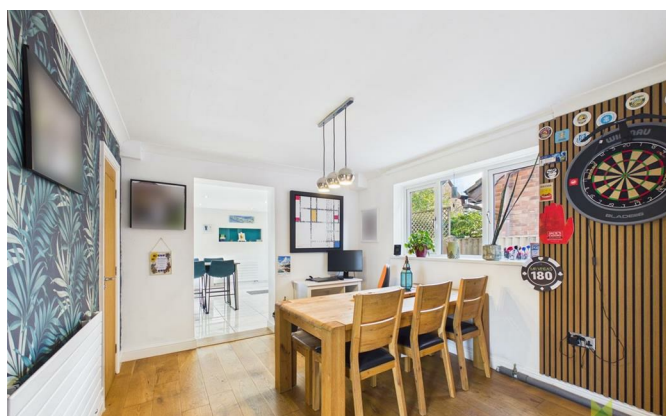


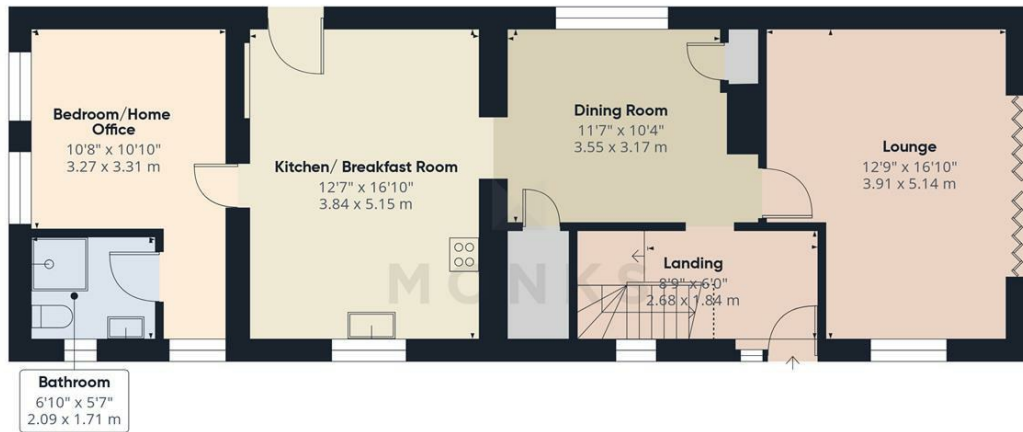


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4 Bedroom House

Offers In The Region Of £395,000





Floor 0



Floor 1



Approximate total area^m
1232 ft²
114.5 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Get in touch

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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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- 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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