

32 Windmill Meadow Wem SY4 5YH



3 Bedroom House - End Terrace
Offers In The Region Of £240,000

The features

- THREE EXCELLENT SIZED BEDROOMS, TWO BATHROOMS
- KITCHEN/BREAKFAST ROOM
- LIVING AND DINING ROOM
- SOUTH-WEST FACING GARDEN
- DRIVEWAY AND SINGLE GARAGE
- EASY FLOW OF ACCOMODATION
- NEARBY TO AMENTIES, TRANSPORT LINKS AND SCHOOLING
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- NO UPWARD CHAIN
- EPC RATING C



***** GENEROUS PROPORTIONS AND SOUTH-WEST FACING GARDEN *****

An excellent opportunity to acquire this superbly proportioned and neatly presented end of terrace house which has been recently re-painted throughout. Ideally suited to a first time buyer, growing family or those downsizing.

Occupying an enviable position within this popular development on the edge of Wem with excellent amenities nearby and being a short distance from the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, Kitchen/Breakfast Room, Living and Dining Room overlooking the garden, Three good sized bedrooms serviced by an En-suite and Family Bathroom.

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

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

ENTRANCE HALLWAY

Part glazed UPVC front door opens into central hallway laid to wood effect vinyl and door into the

CLOAK ROOM

Fitted with low-level flush WC, hand wash basin and radiator with window to side.

KITCHEN/BREAKFAST ROOM

Fitted with range of wood effect cabinetry under laminate work surfaces incorporating large stainless steel drainer sink and four ring gas burner hob. Further range of matching eyelevel cupboards and space for freestanding appliances.

LIVING AND DINING ROOM

A well-proportioned and light flooded room which has been recently refitted with a new carpet and features a decorative hearth with electrical supply for plug-in stove, useful under stairs storage cupboard and French doors onto the garden.

Stairs rise to the first floor landing with access to loft hatch and airing cupboard.

PRINCIPAL BEDROOM

A generous double bedroom with built-in storage and window to the front.

EN SUITE

Partly tiled and fitted with white suite comprising walking shower cubicle, low-level flush WC and hand wash basin. Laid to lamp would affect laminate flooring and fitted with radiator.

BEDROOM TWO

A further double bedroom with window to rear.

BEDROOM THREE

A comfortable single bedroom with window to rear.

FAMILY BATHROOM

Partly tiled and fitted with white suite comprising

panelled bath, low-level flush WC and hand wash basin. Laid to wood effect laminate flooring with radiator and window to front.

OUTSIDE

Approached over hard standing offering parking for one vehicle in front of a SINGLE GARAGE with upper over door and useful service store directly into the garden.

The enclosed rear garden is mainly laid to lawn for ease of maintenance and enjoys a south-westerly aspect enjoying afternoon and evening. Fully enclosed with pedestrian access at the rear.

SERVICES

SERVICES

We are advised that all main services are connected.

GENERAL INFORMATION

TENURE

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

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.

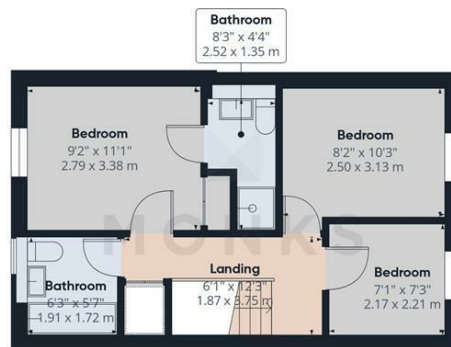
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Floor 0



Floor 1



Approximate total area[®]
910 ft²
84.6 m²

(1) Excluding balconies and terraces

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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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	73

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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- 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.
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