

112 High Street Wem SY4 5TT



**3 Bedroom House - Detached
Offers In The Region Of £268,000**

The features

- Well presented & spacious detached house
- Spacious Lounge
- Conservatory
- Three bedrooms & bathroom
- Enclosed rear garden
- Gas central heating & double glazing
- Kitchen / dining room
- Utility & cloakroom
- Garage & driveway parking
- EPC Rating D



Offered for sale with no upward chain, a well presented, spacious, three bedroom detached house close to local amenities with pleasant views to the rear and accommodation briefly comprising reception hall, lounge, kitchen dining room, conservatory, utility, cloakroom, three bedrooms, modern family bathroom, garage, ample parking and enclosed rear garden. The property also benefits from gas central heating and double glazing.

Property details

LOCATION

The property occupies an enviable position in the popular North Shropshire Market Town. Wem boasts excellent facilities including Primary and Secondary Schools, Supermarket, 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.

Sealed unit double glazed entrance door opening to RECEPTION HALL with telephone point and radiator.

LOUNGE

Having window overlooking the front, feature brick fire surround set onto tiled hearth, TV aerial point. Double doors opening to dining room.

KITCHEN DINING ROOM

Attractively fitted with units incorporating drainer sink unit set into base cupboard, further range of cupboards and drawers with round edge work surfaces over and having built in oven with gas hob and extractor fan over, Integral fridge, matching range of eye level wall units with tiled surrounds. Vinyl flooring, window into conservatory, door to understairs storage cupboard. Dining Room with radiator and sliding doors to;

CONSERVATORY

Being of sealed unit double glazed construction, vinyl flooring, French doors to garden.

UTILITY

Fitted with units incorporating single drainer sink unit set into base cupboard, space and plumbing for washing machine, window and door to rear garden. Service door to garage.

CLOAKROOM

With WC, window to rear and radiator.

From the reception hall, staircase leads to FIRST FLOOR LANDING with window to the side, access to roof space and airing cupboard.

BEDROOM ONE

With window overlooking the front, radiator.

BEDROOM TWO

With window to the rear with lovely outlook, radiator.

BEDROOM THREE

With window to the front, overstair storage cupboard, radiator.

BATHROOM

With suite comprising panelled bath with mixer tap

and electric shower over, wash hand basin and low flush WC. Comprehensive tiled surrounds, radiator, window to the rear.

OUTSIDE

To the front of the property is a tarmac driveway with a lawn along with well stocked borders. Driveway leading to the integral SINGLE GARAGE with up and over door, concrete floor. The rear garden is mainly gravelled with stepping stones and has been extensively planted and landscaped with trellis arches. The rear garden benefits from side pedestrian access. The garden is enclosed with wooden fencing and benefits from a pleasant outlook.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that mains 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 'My Simple Mortgage' 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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Get in touch

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Wem office

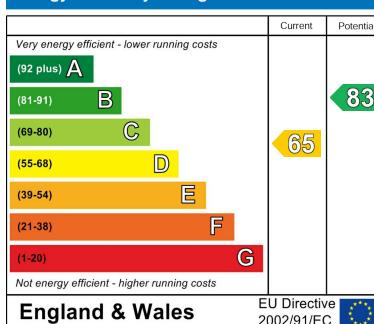
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We're available 7 days a week

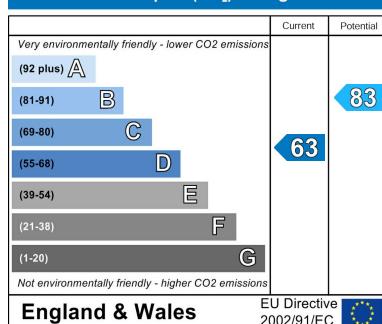
HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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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