

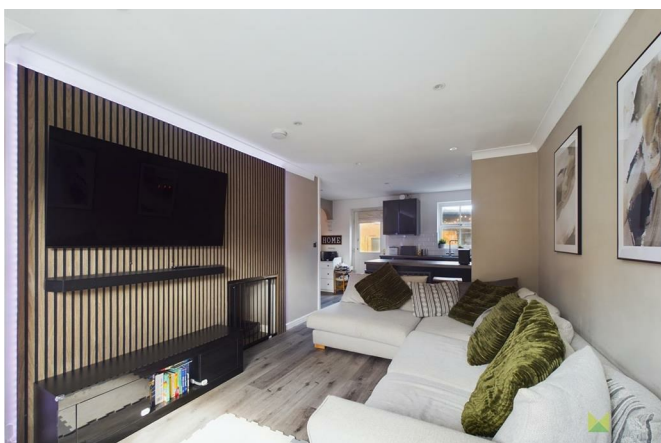
23 Windmill Meadow Wem Shrewsbury SY4 5YH



3 Bedroom House
Guide Price £269,500

The features

- EXCELLENT DOUBLE FRONTED 3 BEDROOM DETACHED HOUSE
- PERFECT FOR A GROWING FAMILY
- IMPRESSIVE OPEN PLAN LIVING - PERFECT FOR ENTERTAINING
- PRINCIPAL BEDROOM WITH EN SUITE
- VIEWING ESSENTIAL
- MUCH SOUGHT AFTER LOCATION
- ATTRACTIVELY PRESENTED AND IMPROVED ACCOMMODATION
- LOVELY FITTED KITCHEN WITH APPLIANCES, UTILITY ROOM
- 2 FURTHER BEDROOMS AND CONTEMPORARY SHOWER ROOM
- EPC RATING B



***** CONTEMPORARY FEATURES WITH SUPERB GARDEN ENTERTAINING SPACE *****

An excellent opportunity to purchase this three-bedroom detached home ideal for both every day family living and larger scale entertaining.

Occupying an enviable position on this popular development with excellent amenities on hand and being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, open plan Living/Kitchen/dining/Family Room, Principal Bedroom with en suite, 2 further Bedrooms and Shower Room.

The property has gas central heating with a new boiler installed in June 2024, double glazing, driveway with parking for three cars 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 HALL

Covered entrance with door opening to Reception Hall. Radiator.

CLOAKROOM

with WC and wash hand basin, radiator.

OPEN PLAN LIVING/KITCHEN/DINING/FAMILY ROOM

A fabulous room which has been modified to offer excellent space for those who love to entertain.

LOUNGE AREA

having window overlooking the front, feature media wall with acoustic wood panelling, media point, radiator. Peninsular divide with breakfast bar and overhang seating area to

KITCHEN

Attractively fitted with range of grey fronted high gloss units incorporating one and half bowl composite sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over, integrated dishwasher and inset 4 ring hob with extractor hood over and oven and grill beneath, Tiled surrounds and matching range of eye level wall units, window and door to garden and opening to

DINING/FAMILY ROOM

A great multi purpose room having bay window overlooking the rear garden, radiator and door to

UTILITY ROOM

with window overlooking the front, work surface area and space for appliances, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the front and off which lead

PRINCIPAL BEDROOM

A generous sized double room with two windows overlooking the rear garden, two built in double wardrobes, media point, radiator.

EN-SUITE

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

BEDROOM TWO

with window to the front, built in double wardrobe, radiator.

BEDROOM THREE

with window to the front, radiator.

SHOWER ROOM

Recently refitted with contemporary suite comprising large walk in shower, wall hung wash hand basin and WC. Radiator, window to the side.

OUTSIDE

The property is approached over driveway with parking and additional stoned parking area. Side pedestrian access to the enclosed Rear Garden which is laid to lawn with paved sun terrace and excellent outdoor entertaining area with covered and decked sun terrace with two adjoining store rooms. The larger of the two, ideal for a home studio or gym.

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](https://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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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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