

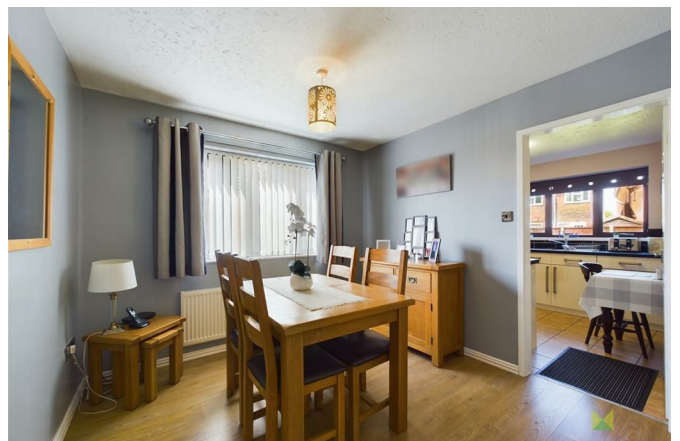
29 Butler Road Wem SY4 5YP



3 Bedroom House - Detached
Offers In The Region Of £325,000

The features

- ENVIABLE LOCATION IN SOUGHT AFTER CUL DE SAC
- LIGHT AND COMFORTABLE ACCOMODATION
- KITCHEN/BREAKFAST ROOM AND DINING ROOM
- CONTEMPORARY FAMILY BATHROOM
- GARAGE AND DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- IMPROVED AND WELL-MAINTAINED DETACHED HOUSE
- LIVING ROOM AND CONSERVATORY
- THREE BEDROOMS
- ENCLOSED REAR GARDEN WITH SUN TERRACE
- EPC TBC



**** A SUPERBLY PRESENTED HOUSE IN A SOUGHT-AFTER CUL-DE-SAC LOCATION WITH OPEN FRONT AND REAR ASPECTS ****

This well-balanced and much improved three-bedroom detached house offers spacious and light accommodation ideal for a young family or those downsizing.

Occupying a delightful position at the end of a cul-de-sac with open aspects onto a mature green in the popular market town of Wem. The property is ideally placed for access to local amenities, schooling and road links in the area.

The accommodation comprises: reception hall, dining room, living room, conservatory, kitchen/breakfast room, utility, two WC's. Upstairs are three bedrooms serviced by a family bathroom.

The property has gas central heating, double glazing, driveway with parking for a number of vehicles and a tandem garage. The front and rear gardens are carefully tended to.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of the town, ideally placed for access to the wide variety of amenities Wem has to offer. These include schools, supermarket, shops, doctors, restaurants/public houses and an active town hall, along with a railway station with links to Crewe and London. The County Town of Shrewsbury is just 10 miles away.

RECEPTION HALL

With coat storage and giving access to a W.C.

DINING ROOM

A light, well-proportioned room leading off the kitchen.

LIVING ROOM

A generous room with open view across the front garden to the green beyond. There is a striking marble fireplace housing electric burning stove.

CONSERVATORY

Leading off the living room and overlooking the garden with doors onto the terrace.

KITCHEN/BREAKFAST ROOM

A range of contemporary wall and base units under contrasting worksurfaces incorporating a single drainer sink and electric hob/oven. Space for appliances. Under stairs storage cupboard.

UTILITY ROOM

Accessed off the kitchen with wall and base units and space for appliances. Door into the garden.

CLOAKROOM

Wash hand basin and WC.

PRINCIPAL BEDROOM

A spacious room with pleasant outlook and ample storage with double wardrobe built in.

BEDROOM TWO

Another double bedroom with built in wardrobes.

BEDROOM THREE

Currently utilised as a study with window overlooking the garden and built in sliding wardrobes.

BATHROOM

A well-appointed room fully tiled which has been recently fitted with a shower over bath, wash hand basin set into vanity and WC. Extractor fan.

OUTSIDE

The rear private garden is mainly laid to lawn and

complemented by an ornamental pond and flower bed. A large sun terrace extends from the property offering space for alfresco dining and entertaining. There is a useful garden shed and access to the tandem garage via a side service door.

To the front, flower beds frame an expanse of lawn with low level wall and railings over to the boundary.

There is parking for three/four vehicles on the driveway.

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 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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Approximate total area[®]
 1112.46 ft²
 103.35 m²

Reduced headroom
 14.26 ft²
 1.32 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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 (CO₂) 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.
- 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.
- 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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