

21 Stall Meadow Wem SY4 5YL



3 Bedroom House - Semi-Detached
Guide Price £240,000

The features

- EXTENDED THREE-BEDROOM SEMI DETACHED HOUSE
- EDGE OF DEVELOPMENT POSITION
- NEATLY KEPT AND WELL-PROPORTIONED
- NEARBY TO AMENITIES. SCHOOLING AND TRANSPORT LINKS
- OVER LOOKING OPEN FARMLAND
- CONTEMPOARY FINISHES
- SUPERB GARDEN ROOM EXTENSION
- TWO BATHROOMS
- MATURE REAR GARDEN
- EPC RATING B



*** EXTENDED SEMI-DEATCHED HOUSE ON EDGE OF DEVELOPMENT ***

Much cared for under the current ownership this well-proportioned semi-detached house offers turn key ready accommodation with a delightful mature rear garden.

Occupying an enviable position within an appealing development on the fringes of Wem, a thriving market town which offers which has an extensive range of local amenities including a Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Entrance Hallway with Cloakroom, Kitchen/Breakfast Roomn, Living Room, Dining Room, Principal Bedroom with en suite, two further Bedrooms and Bathroom.

The property has gas central heating, double glazing, driveway parking and enclosed Rear Garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies a convenient position in this popular market Town, ideal for commuters with the Railway Station being a short distance away with links to the County Town of Shrewsbury, Crewe and London. Wem is a well-serviced market Town with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

ENTRANCE HALLWAY

Part glaze UPVC front door opens into a light flooded and spacious central hallway laid to tiled flooring and with useful under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

Fitted with a range of contemporary cabinetry under contrasting works services incorporating single stainless steel drainer sink and four ring burner hob. There is a further range of matching eyelevel cabinets, an integrated dishwasher and space for a freestanding fridge freezer.

LIVING ROOM

A general generously proportioned room with double glazed doors opening into the

DINING ROOM/GARDEN ROOM

This superb vaulted ceiling extension provides an additional versatile reception room being flooded with light and overlooking the garden well served as a dining room or summer sitting room. French doors onto the terrace.

CLOAK ROOM

Partly tiled and laid out flooring with low-level flush WC hand wash basin and radiator.

Stairs rise to the first floor landing where there is a linen cupboard and access to the loft space.

PRINCIPAL BEDROOM

A delightful room enjoying far reaching views over neighbouring farmland. Space for freestanding furniture and door into the

EN-SUITE SHOWER ROOM

Partly tiled with white suite comprising shower cubicle, low level flush WC and hand wash basin. Heated towel rail and window to front.

BEDROOM TWO

Another double bedroom with window overlooking the garden.

BEDROOM THREE

A generous single bedroom with window overlooking the garden.

FAMILY BATHROOM

Fitted with a white suite comprising panel bath low level WC and hand wash basin. Partly tiled with heated towel rail.

OUTSIDE

The property is approached over hardstanding providing generous parking for two vehicles.

The charming enclosed rear garden has been carefully curated to offer a blend of terracing and well stocked flowerbeds providing all year round seasonal interest and structure. Within the garden is a garden shed and greenhouse. Side pedestrian access.

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 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](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

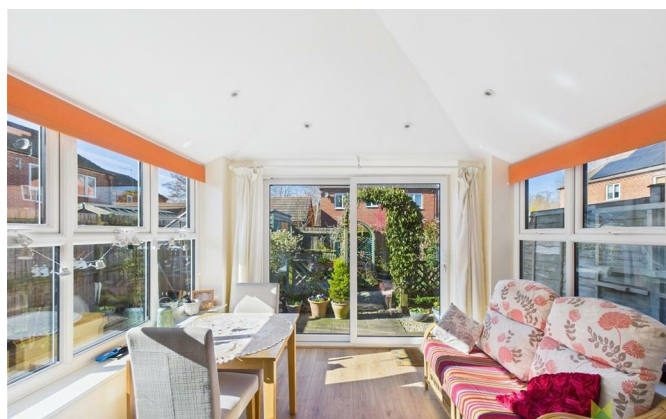
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

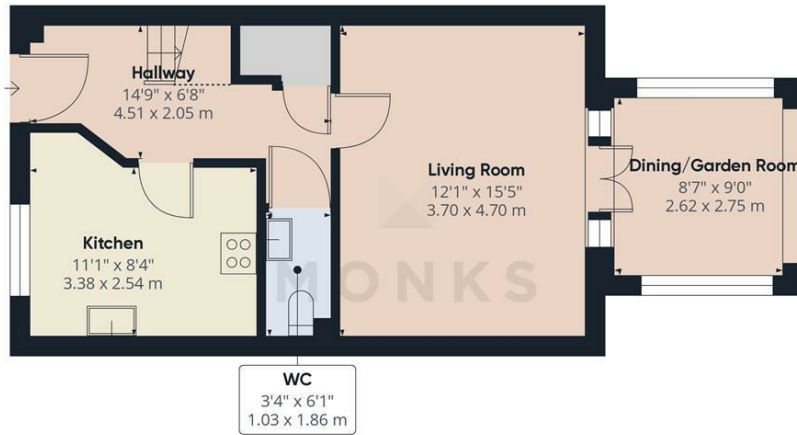
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We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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Floor 0



Floor 1



Approximate total area⁽¹⁾
 877.8 ft²
 81.55 m²

Reduced headroom
 8.58 ft²
 0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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		96
(81-91) B		84
(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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