

28 Leek Street Wem Shrewsbury SY4 5EP



3 Bedroom House - Detached
Offers In The Region Of £360,000

The features

- IMMACULATE 3 DOUBLE BEDROOM DETACHED HOME
- RECENTLY CONSTRUCTED TO A HIGH STANDARD
- WELL FITTED KITCHEN WITH APPLIANCES AND UTILITY ROOM
- 2 FURTHER DOUBLE BEDROOMS AND WELL APPOINTED FAMILY BATHROOM
- VIEWING ESSENTIAL.
- PRIME LOCATION IN THE HEART OF THE TOWN
- RECEPTION HALL WITH CLOAKROOM, LOUNGE, DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING, GARAGE AND GARDENS
- EPC RATING B



*** BEAUTIFULLY PRESENTED - DETACHED FAMILY HOME ***

An excellent opportunity to purchase this recently constructed 3 double bedroom detached home which offers great space - perfect for both a growing family and those looking to downsize yet require space.

Property details

LOCATION

Ideally placed in the heart of the Town Centre being a short stroll from its local amenities including supermarket, shops, doctors, schools, active Town Hall, bars, cafe's, churches and recreational facilities. For commuters there is ease of access to the A5/M54 motorway network and the Railway Station in Wem has great links to Shrewsbury, Crewe and Manchester.

RECEPTION HALL

Covered entrance with composite door to Reception Hall, Kardean flooring, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, window to the front, radiator.

LOUNGE

having window overlooking the front, recess with housing for ornamental fire with wooden lintel over, media point, radiator.

DINING ROOM

A lovely light room with window to the side and double opening French doors leading onto the garden. Kardean flooring, radiator.

KITCHEN

Attractively fitted with range of cream fronted units incorporating glazed enamel sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath, double eye level oven and grill with cupboards above and below and microwave. Complementary eye level wall units, useful understairs pantry storage cupboard, radiator, window overlooking the garden, Kardean flooring.

UTILITY ROOM

with continuation of units to complement the Kitchen with base cupboard having work surface over and space beneath for washing machine, eye level wall units, radiator, door to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

PRINCIPAL BEDROOM

A generous double room with window overlooking the front with pleasant aspect over the bowling green and Town, range of fitted wardrobes, radiator.

ENSUITE SHOWER ROOM

attractively fitted with suite comprising large shower cubicle with direct mixer unit, wash hand basin set into vanity with storage, WC. Complementary tiled surrounds, radiator, window to the side.

BEDROOM 2

Another generous double room with window overlooking the front with aspect over bowling green and Town. Built in wardrobe and storage, radiator.

BEDROOM 3

A double room with window to the side, built in storage, radiator.

BATHROOM

A well appointed room with suite comprising shower cubicle with direct mixer unit, panelled bath, wash hand basin and WC in concealed vanity with storage, complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property is approached over a recently laid resin driveway with parking for several cars and leading to the Garage with 2 doors, power and lighting and Utility Section to the rear. Personal door to the side.

The Gardens wrap themselves around the property being laid to the fore, side and rear and are lawned with flower and shrub beds along with inset specimen trees and divided from the road by brick walling with decorative wrought iron fencing. To the rear is a good sized paved sun terrace which is ideal for those who love to dine outdoors.

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 D - again we would recommend this is verified during pre-contract enquiries.

Get in touch

Call. 01939 234368
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We're available 7 days a week

Four words that define who, and what we are:
HOME – Honest, Original, Motivated, Empathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.

- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		83	94
(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			
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England & Wales		EU Directive 2002/91/EC	
			

