

# 13 Blakes Meadow Wem Shrewsbury SY4 5XL



**3 Bedroom House - Semi-Detached  
Offers In The Region Of £235,000**

## The features

- BEAUTIFULLY PRESENTED 3 BEDROOM SEMI DETACHED HOUSE
- ENVIALE POSITION CLOSE TO AMENITIES
- GOOD SIZED LOUNGE, KITCHEN/BREAKFAST ROOM
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- VIEWING HIGHLY RECOMMENDED.
- PERFECT FOR FIRST TIME BUYER OR GROWING FAMILY
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- EPC RATING B



### \*\*\* IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE \*\*\*

An excellent opportunity to purchase this impressive 3 bedroom semi detached house which is beautifully presented and offers a great opportunity for a first time buyer, or those looking to downsize.

Occupying an enviable position on this much sought after development on the edge of the Town and being a short stroll from amenities including schools, shops, doctors, recreational facilities and the Railway station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Kitchen/Dining Room, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking and enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position on this much sought after development on the edge of the Town and being a short stroll from amenities including schools, shops, doctors, recreational facilities and the Railway station with links to Shrewsbury, Crewe and London.

### RECEPTION HALL

Covered entrance and door opening to spacious Reception Hall, radiator, tiled floor.

### CLOAKROOM

with suite comprising WC and wash hand basin, radiator, continuation of tiled floor.

### LOUNGE/DINING ROOM

A generous sized room having double opening French doors leading onto the garden. Chimney breast with recess for ornamental fire, media point, radiator.

### KITCHEN/BREAKFAST ROOM

Attractively fitted with range of white fronted high gloss units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surface over and having space beneath for washing machine, integrated fridge freezer with matching facia panels, inset 4 ring hob with extractor hood over and oven and grill beneath. Attractive tiled surrounds and complementary wall units over, continuation of tiled flooring, radiator and space for breakfast table. Window to the front.

### FIRST FLOOR LANDING

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

### PRINCIPAL BEDROOM

A generous sized double room with window to the front, media point, radiator. Fitted double wardrobe with sliding doors.

### EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator.

### BEDROOM 2

a good sized double room with window to the rear, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator.

### OUTSIDE

The front of the property has been laid for ease of maintenance to an attractive stoned border. Side pedestrian access leads around to the enclosed rear garden which has a paved sun terrace and lawn, enclosed with wooden fencing. Driveway with parking for two cars.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries. There is an annual service charge of £xxx for the maintenance of the communal green areas.

#### 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](http://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

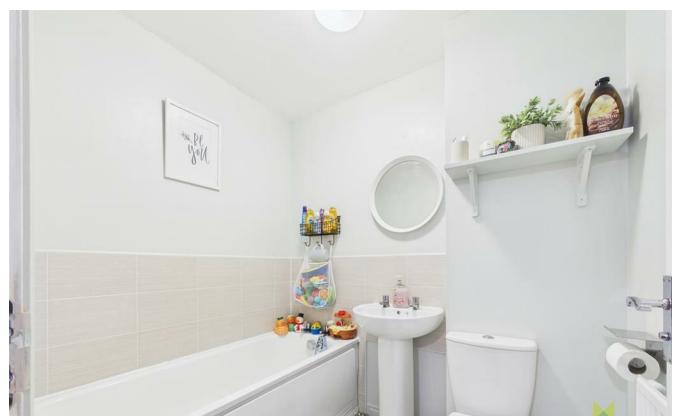
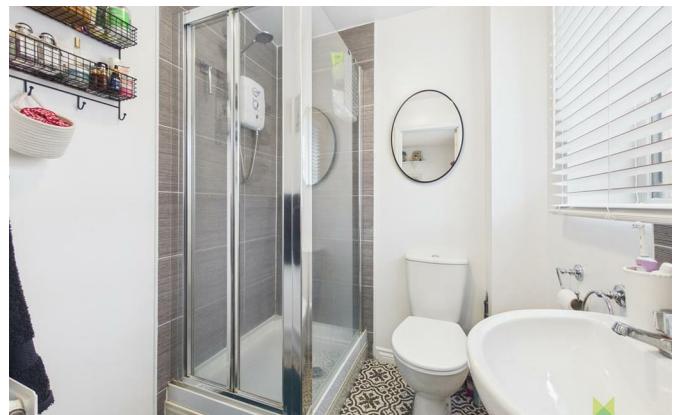
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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## Judy Bourne

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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                                 | 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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.
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