

28 Leek Street
Wem Shrewsbury
SY4 5EP

3 bedroom House - Detached property
Offers in the region of £360,000







*** 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.

Occupying an enviable position in the heart of the Town Centre, being a short stroll from the host of amenities including shops, supermarket, schools and Town Hall. For commuters the Railway Station offers a great service to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, separate Dining Room, well fitted Kitchen with range of integrated appliances, Utility Room, Principal Bedroom with en suite Shower Room, 2 further double Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and wrap around garden.

Viewing Essential.

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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 worksurface 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.

EN SUITE 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.

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/buy/mortgage-calculator/) 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



Judy Bourne

Director at Monks

Judy@monks.co.uk

Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

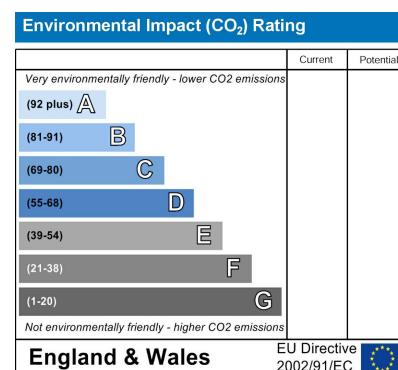
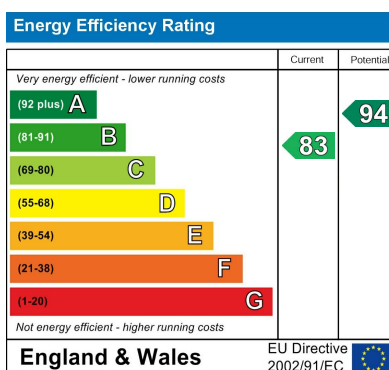
Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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