

# Thorndale 28 Soultan Road Wem SY4 5HR

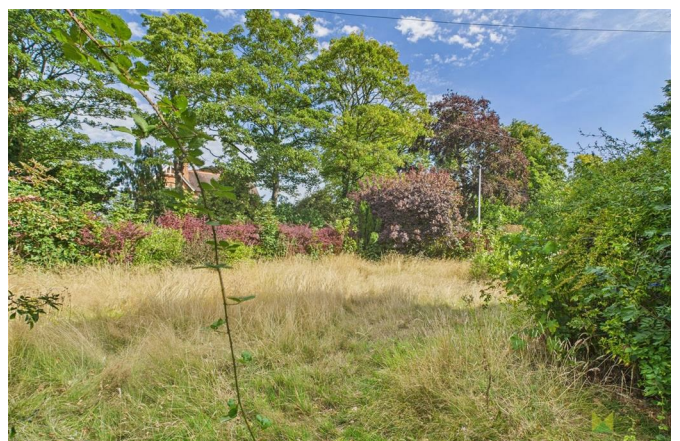


## 4 Bedroom House

Offers In The Region Of £360,000

### The features

- LOOKING FOR A PROJECT - A GREAT 4 BEDROOM DETACHED HOUSE
- ENVIABLE POSITION CLOSE TO AMENITIES
- KITCHEN, UTILITY, WORKSHOP AND SHOWER ROOM
- DRIVEWAY WITH PARKING, AND GARAGE
- EPC RATING D
- GOOD SIZED WRAP AROUND GARDEN
- HALL, HOME OFFICE, LOUNGE, DINING ROOM
- 4 FIRST FLOOR BEDROOMS AND BATHROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN



\*\*\* SCOPE FOR MODERNISATION AND IMPROVEMENT \*\*\*

This deceptively spacious, 4 bedroom detached house offers a great opportunity for those buyers looking to put their own stamp on a family home.

Occupying an enviable position on the edge of the popular North Shropshire market Town of Wem being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London and a host of local amenities.

The accommodation briefly comprises Reception Hall, Home Office /Study, Lounge, Dining Room, Kitchen, Utility, Workshop, Shower Room, 4 first floor Bedrooms and Bathroom.

The property has the benefit of gas central heating, driveway with parking, garage and good sized established gardens.

Offered for sale with no upward chain.

## Property details

### LOCATION

The property occupies a convenient position in a popular North Shropshire market town. Wem boasts excellent facilities including primary and secondary schools, supermarket, post office, town hall, doctors surgery along with a Railway Station with links to Crewe and London and to the nearby county town of Shrewsbury.

### ENTRANCE PORCH

Wooden and glazed porch with door opening to

### RECEPTION HALL

with radiator and deep under stairs storage space.

### STUDY/HOME OFFICE

with window to the front, radiator.

### LOUNGE

with windows to the front and side, media point, radiator. Opening to

### DINING ROOM

with window overlooking the garden, radiator,

### KITCHEN

### SHOWER ROOM

with shower cubicle, wash hand basin and WC. Window to the rear.

### REAR ENTRANCE PORCH

with doors leading to the front and rear and personal doors to

### GARAGE

with up and over door, power and lighting point.

### WORKSHOP/OFFICE

with windows overlooking the garden.

### UTILITY ROOM

with range of cupboards and drawers and space for appliances.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space via pull down ladder and window to the front. Airing cupboard.

### BEDROOM 1

A generous double room being well lit with windows to the front and side, radiator.

### BEDROOM 2

with window overlooking the rear, built in cupboard, radiator.

### BEDROOM 3

with window to the front, built in cupboard, radiator.

### BEDROOM 4

with window to the rear, built in cupboard, radiator.

### BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Window to the side.

### OUTSIDE

The property is approached over gravelled driveway with parking for several cars and leading to the Garage with up and over door, power and lighting.

The Front Garden is established and laid to lawn with well stocked flower and shrub beds and a range of specimen trees. Side access leads around to the rear garden which again is laid to lawn with well stocked shrub and herbaceous beds and specimen trees, vegetable garden area and greenhouse. Enclosed with wooden fencing and offering a good level of privacy.

### NOTE

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

### 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 E - 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.

#### NEED TO CONTACT US

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

## **Thorndale 28 Soultan Road, Wem, SY4 5HR.**

**4 Bedroom House**

**Offers In The Region Of £360,000**





## Judy Bourne

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## Get in touch

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Click. www.monks.co.uk

## Wem office

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Shropshire, SY4 5AA

## 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 |                         |           |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | 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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.