

# The Meadows Welshampton Ellesmere SY12 0PH



**3 Bedroom House - Detached**  
**Offers In The Region Of £380,000**

## The features

- IMPRESSIVE DOUBLE FRONTED DETACHED HOME
- FINISHED TO HIGH STANDARD OF SPECIFICATION
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN AND UTILITY ROOM
- TWO FURTHER DOUBLE BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE VILLAGE LOCATION CLOSE TO AMENITIES
- HALL, CLOAKROOM, THROUGH LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING AND GARDENS
- EPC RATING C



**\*\*\* LOVELY DOUBLE FRONTED HOME WITH COUNTRY VIEWS \*\*\***

An excellent opportunity to purchase this individual, recently constructed double fronted 3 bedroom detached home - perfect for today's modern lifestyle - a growing family and those who love to entertain.

Occupying an enviable position, tucked away in this popular village which boasts a primary school and restaurant/public house and is a short drive from the busy market Towns of Ellesmere, Wem and Oswestry.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely light through Lounge, impressive open plan Living/Dining/Kitchen with contemporary units and integrated appliances, Utility Room, Principal Bedroom with en suite and 2 further double Bedrooms and Bathroom.

The property has the benefit of high energy insulation, LPG heating, parking and enclosed gardens.

Offered for sale with no upward chain, viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of the Village. There are good local facilities including Primary School, Restaurant/Public House, and Village Hall and there is excellent access to nearby Wem, Ellesmere and Oswestry and is ideal for commuting to Shrewsbury, Chester and Nantwich.

### ENTRANCE HALL

Covered entrance with bespoke Oak frame and door opening to Reception Hall with radiator. Useful understairs storage cupboard.

### CLOAKROOM

with suite comprising WC and wash hand basin, window to the front, heated towel rail/radiator.

### LOUNGE

A lovely light through room with window to the front and double opening French doors leading onto the garden, media point, radiator.

### IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

A spacious and light room - the hub of the home and perfect for those who love to entertain. The Lounge area has window to the front, media point and contemporary column style radiator. Dining Area with double opening French doors leading onto the garden and ample space for large dining table.

The Kitchen is fitted with range of contemporary grey fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, full height fridge and freezer each with matching fascia panels. Inset 5 ring gas hob with extractor hood over and deep pan drawers beneath and double oven/grill/microwave with cupboards above and below. Complementary range of eye level wall units and full height larder storage cupboards. Radiators, recessed ceiling lights, oak boarded floor.

### UTILITY ROOM

with continuation of units incorporating single drainer sink set into double base cupboard and worksurface extending to the side with space for appliances, radiator, window to the side, wooden flooring.

### FIRST FLOOR LANDING

From the Reception Hall, staircase with half landing leads to the First Floor with window to the front and off which lead

### PRINCIPAL BEDROOM

A lovely light room with window to the side and front with views over open farmland. Built in wardrobe, radiator.

### EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit with drench head, wash hand basin set into

vanity with storage beneath and WC. Complementary tiled surrounds, heated towel rail, velux roof light.

### BEDROOM 2

Another generous sized double room with window to the side, radiator.

### BEDROOM 3

another double bedroom with window to the front, radiator.

### BATHROOM

with suite comprising p-shaped bath with electric shower unit over and glazed screen, wash hand basin set into vanity with storage, WC. Complementary tiled surrounds, heated towel rail and velux roof light.

### OUTSIDE

The property occupies an enviable position tucked away and approached over driveway with parking. The Gardens lie to the side and rear and are laid to lawn with flower and shrub beds. Paved and decked sun terraces and enclosed with wooden fencing.

### 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

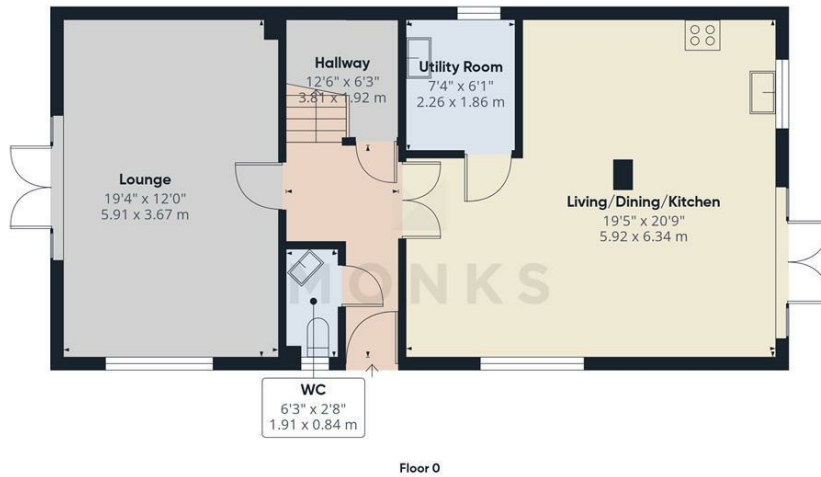
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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**Approximate total area<sup>®</sup>**  
1306 ft<sup>2</sup>  
121.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

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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## Get in touch

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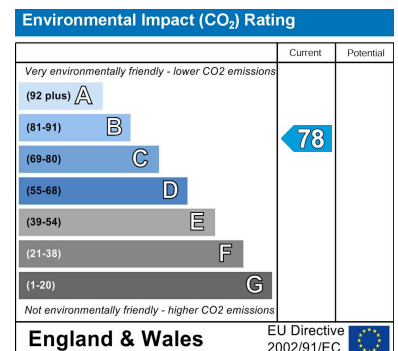
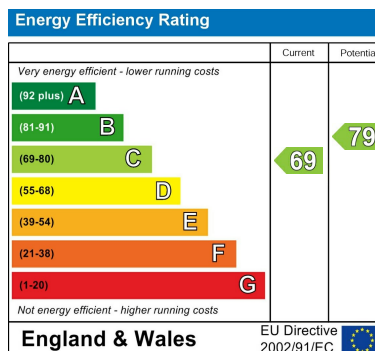
## Wem office

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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