

5 Windmill Meadow Wem SY4 5YH



3 Bedroom House - Detached
Offers In The Region Of £250,000

The features

- ENVIABLE LOCATION CLOSE TO AMENITIES
- RECEPTION WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING RECOMMENDED
- DETACHED HOME - PERFECT FOR GROWING FAMILY
- LOUNGE, KITCHEN/DINING ROOM WITH OVEN AND HOB
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING TBC



***** 3 BEDROOM DETACHED HOME - NO UPWARD CHAIN *****

An opportunity to purchase this realistically priced 3 bedroom detached home - perfect for a growing family or those looking to downsize.

Occupying an enviable position on this popular development on the edge of the busy market Town of Wem, which boasts excellent local facilities including schools, doctors, recreational facilities and railway station which has links to Shrewsbury, Crewe and London.

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

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

Offered for sale with no upward chain.

Property details

LOCATION

Occupying an enviable position on this popular development on the edge of the busy market Town of Wem, which boasts excellent local facilities including schools, doctors, recreational facilities and railway station which has links to Shrewsbury, Crewe and London.

Covered entrance with door opening to RECEPTION HALL with radiator.

CLOAKROOM

With suite comprising low flush WC and wash hand basin, tiled surround, radiator.

LOUNGE

With window overlooking the front, attractive fire surround with hearth and space for fire, television aerial point, radiator. Door to:

DINING/KITCHEN

Fitted with modern range of units incorporating single drainer sink unit with mixer tap set into base cupboard, further range of matching base units comprising cupboards and drawers with round edge work surfaces over, space/point beneath for washing machine. Inset four-ring gas fired hob unit with oven and grill beneath and extractor hood over, deep tiled splashbacks, matching range of eye level wall units, window and door to garden, space for fridge/freezer.

Dining area with with bay window overlooking the rear garden, radiator.

Staircase leads from lounge to FIRST FLOOR LANDING with window to the front, access to roof space, radiator.

PRINCIPAL BEDROOM

With two windows overlooking the rear garden, two built-in double wardrobes, radiator.

EN-SUITE SHOWER ROOM

Fitted with white suite comprising fully tiled shower cubicle with direct mixer shower unit, wash hand basin and low flush WC, shaver socket, radiator, window to the rear.

BEDROOM TWO

With window overlooking the front, built-in double wardrobe, radiator.

BEDROOM THREE

With window overlooking the front, built-in wardrobe, radiator.

BATHROOM

With white suite comprising panelled bath, pedestal wash hand basin and low flush WC. Extensive tiled surrounds, shaver socket, radiator.

OUTSIDE

The property is approached over driveway leading to GARAGE with up and over door, concrete floor, power and lighting points. The front garden is laid to lawn and divided from the road with hedging. Side pedestrian access to the enclosed rear garden which is mainly laid to lawn with flower and shrub beds and enclosed with 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 C - 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

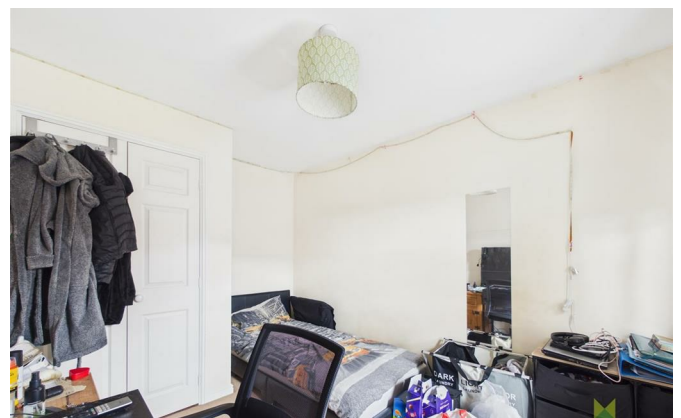
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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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		
(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		
Not environmentally friendly - higher CO ₂ 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.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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