

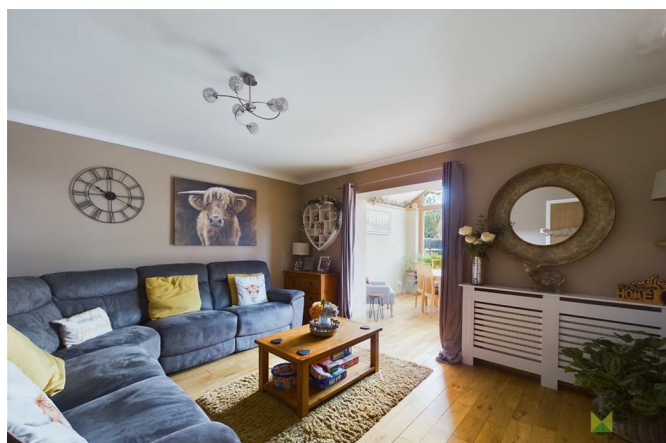
# 6 Lowe Hill Gardens Wem SY4 5TY



4 Bedroom House - Semi-Detached  
Guide Price £285,000

## The features

- TURN KEY READY HOME
- EXTENDED AND MODERNISED
- EXCELLENT LAUNDRY/UTILITY ROOM
- FOUR BEDROOMS, TWO BATHROOMS
- LOW MAINTAINENCE REAR GARDEN
- CONTEMPORARY KITCHEN
- THREE RECEPTION ROOMS
- THREE FLOOR SEMI-DEATCHED HOME
- NEARY TO SCHOOLS AND AMENTIEIS
- EPC D



**\*\* A MUCH IMPROVED AND GENEROUSLY PROPORTIONED SEMI-DETACHED HOME NO CHAIN \*\***

The property offers light accommodation with an easy flow of rooms having been greatly improved during the current ownership. An extensive scheme of works has been undertaken to optimise space, including a single storey rear extension and loft conversion, which now offers accommodation ideal for first-time buyers or a growing family.

The property is located in a desirable residential enclave nearby to the town centre, being close to local schooling and a wide variety of amenities.

In brief the accommodation comprises: Reception Hall, Living Room, Dining Room, Kitchen, Utility/Laundry room, downstairs Shower Room, Four Bedrooms and a family Bathroom.

The property has gas central heating, double glazing, driveway with parking for several vehicles and enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies a convenient position in the heart of a thriving market town and perfect for commuters with the Railway Station a short drive away with links to the County Town of Shrewsbury, Crewe and London. Wem offers an excellent range of facilities and amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and an active town hall. There is a regular bus service to nearby County town of Shrewsbury.

### RECEPTION HALL

Laid to hardwood flooring and off which radiate the ground floor accommodation.

### STUDY

A versatile reception room which could serve as a study, snug or play room with window the front.

### LIVING ROOM

A comfortable room laid to hardwood flooring and opens into the

### ORANGERY

A striking vaulted timber framed and glazed extension flooded with light and double doors onto the garden.

### KITCHEN

Comprehensively fitted with a range of striking shaker style cabinetry under quartz worksurfaces incorporating a stainless steel sink and four ring induction hob, fridge freezer and oven. Space for freestanding dishwasher. The floor is laid to tile and there is a useful walk-in larder.

### LAUNDRY/UTILITY ROOM

An excellent use of space, this room incorporates an extensive range of storage cabinetry and additional sink, along with a dryer rail. Space for free standing appliances. Door to the front driveway and to the rear garden.

### DOWNSTAIRS SHOWER ROOM

An individually style room with suite comprising walk-in shower with waterfall shower head, low flush WC and wash hand basin set into vanity unit.

### FIRST FLOOR LANDING

With large window to the front and space saver staircase to the second floor.

### BEDROOM ONE

A double bedroom with window to the rear and built in single wardrobe.

### BEDROOM TWO

Another double bedroom with window to the rear and ample space for free-standing furniture.

### BEDROOM THREE

A single bedroom with window to the front.

### BATHROOM

Fully tiled with suit comprising panelled bath with shower head over, low level WC and wash hand basin set into vanity unit. Heated towel rail and window to the side.

### SECOND FLOOR

#### BEDROOM FOUR

With two velux windows and eaves storage, this space offers an additional bedroom or ideal space for teenagers. Serviced by a

### CLOAKROOM

With low level WC and wash hand basin.

### OUTSIDE

The closed Rear Garden is laid to terrace for ease of maintenance with a number of seating areas and a pergola. Garden shed and outdoor tap.

The front driveway is laid to gravel and provides parking for a number of vehicles.

### 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 mains electric, water and drainage are connected with gas fired central heating.

#### 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

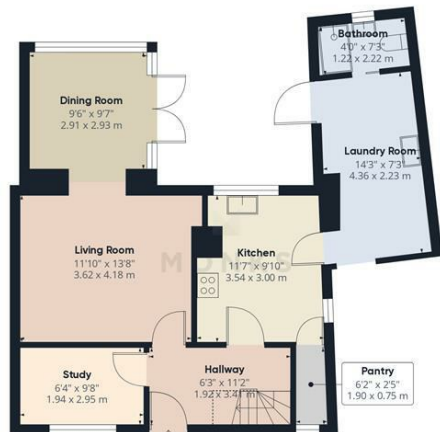
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



## 6 Lowe Hill Gardens, Wem, SY4 5TY.

4 Bedroom House - Semi-Detached  
Guide Price £285,000





**Approximate total area<sup>(1)</sup>**  
 1275.06 ft<sup>2</sup>  
 118.46 m<sup>2</sup>

**Reduced headroom**  
 95.48 ft<sup>2</sup>  
 8.87 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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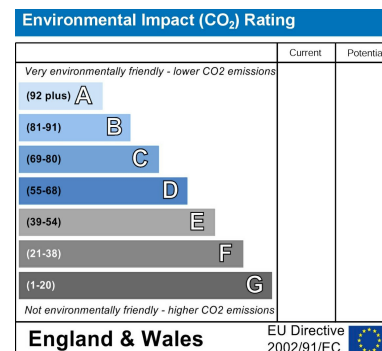
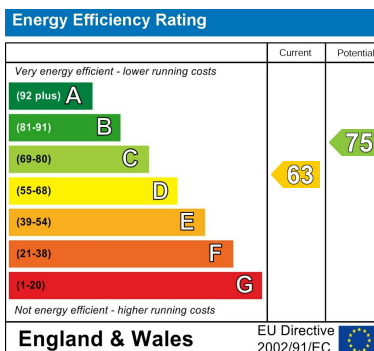
**Wem office**

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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- 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.