



MONKS

26 Blakes Meadow **Wem Shrewsbury** **SY4 5XN**

3 bedroom House - Semi-
Detached property
Offers in the region of £240,000







*** EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE ***

An excellent opportunity to purchase this lovely 3 bedroom semi detached house, newly decorated and carpeted and offers a great opportunity for a first time buyer, or those looking to downsize.

Occupying an enviable position on this much sought after development on the edge of the Town and being a short stroll from amenities including schools, shops, doctors, recreational facilities and the Railway station with links to Shrewsbury, Crewe and London.

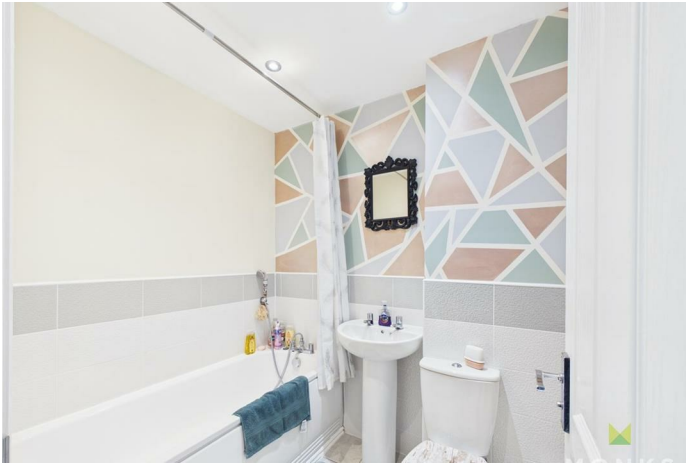
The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Kitchen/Dining Room, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking and enclosed rear garden.

Viewing highly recommended.

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Wem Shrewsbury
SY4 5XN





LOCATION

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RECEPTION HALL

Covered entrance with door opening to Reception Hall, LVT flooring, radiator.

CLOAKROOM

with WC and wash hand basin, radiator. LVT flooring, radiator.

LOUNGE/DINING ROOM

A lovely sized room with double opening French doors with glazed side screens leading onto the rear garden, media point, useful under stairs storage, continuation of LVT flooring.

KITCHEN/BREAKFAST ROOM

Fitted with range of cream fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having integrated dishwasher and fridge freezer with matching fascia panels and space for washing machine. Inset 4 ring hob with oven and grill beneath with extractor hood over, matching eye level wall units, window overlooking the front, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

PRINCIPAL BEDROOM

A generous double room with window to the front, wardrobe recess, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath with mixer taps/shower attachment, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE

The property occupies an enviable courtyard location with two side by side parking spaces. The front garden has a gravelled forecourt area, side pedestrian access leads to the Rear Garden which has paved sun terrace and lawn with flower and shrub beds and enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

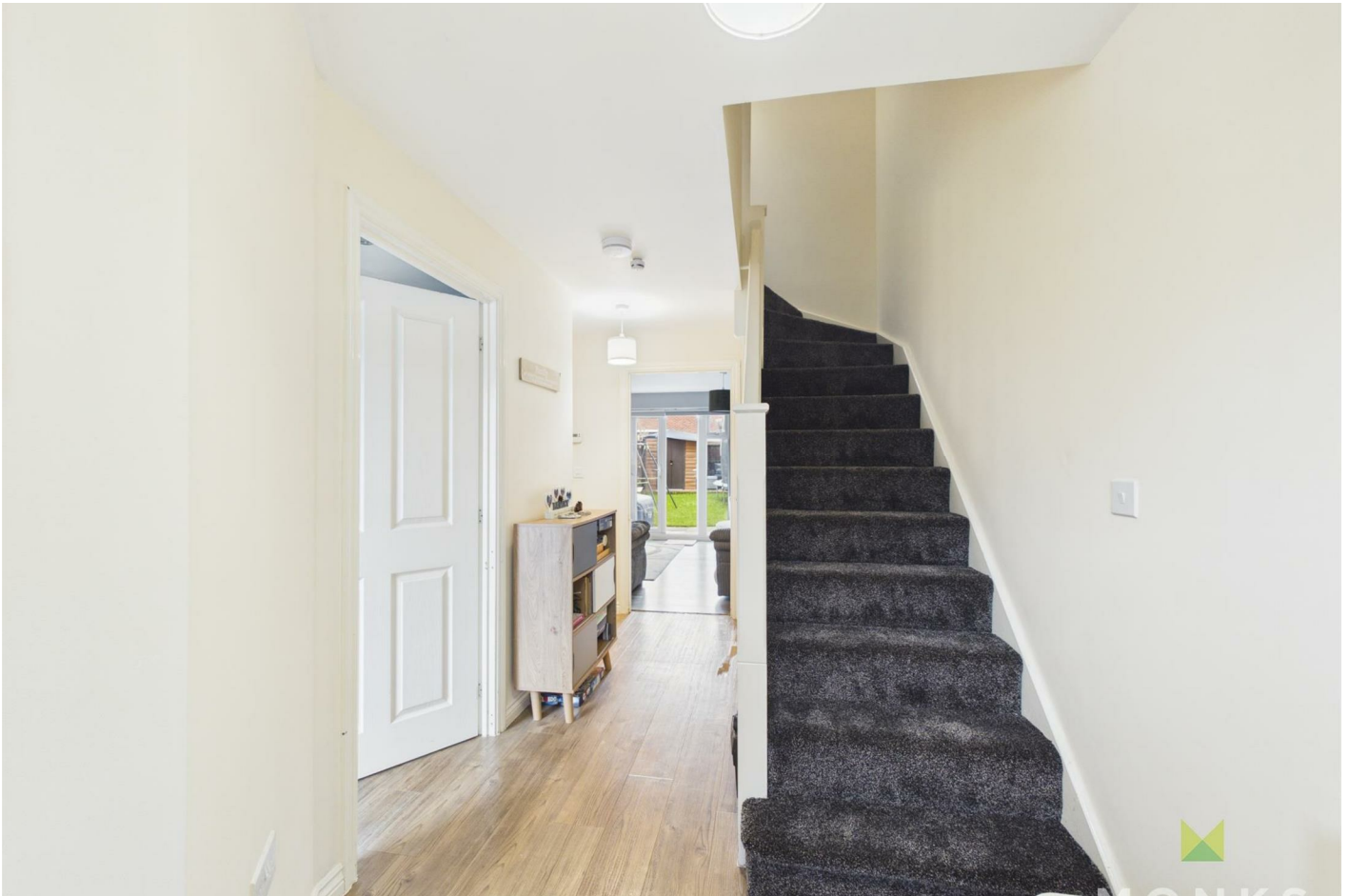
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

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 B - 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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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		96
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.