

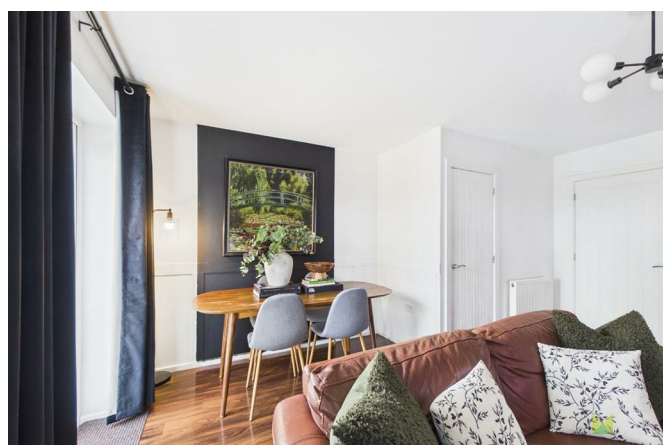
# 5D Ash Grove Wem Shrewsbury SY4 5RW



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £265,000**

## The features

- CONTEMPORARY 3 BEDROOM SEMI DETACHED HOUSE
- ENVIABLE EDGE OF TOWN LOCATION WITH OPEN ASPECT
- RECEPTION HALL WITH CLOAKROOM
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN
- KITCHEN WITH RANGE OF INTEGRATED APPLIANCES
- 3 BEDROOMS AND BATHROOM
- DRIVEWAY WITH PARKING
- GOOD SIZED ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- EPC RATING B



**\*\*\* EXCELLENT 3 BEDROOM SEMI DETACHED HOME \*\*\***

An great opportunity for a growing family or first time buyer - this attractive 3 bedroom semi detached house recently constructed by reputable local developer Shrewsbury Homes.

Occupying an enviable position in a large rear garden with open views beyond on the edge of the popular market Town of Wem, which is ideal for commuters being a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London. There are excellent facilities including schools, doctors, active Town Hall, public houses and restaurants.

The accommodation briefly comprises Reception Hall, Cloakroom, good sized Lounge/Dining Room which opens straight through with a modern open plan layout to the Kitchen with range of integrated appliances, 3 Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking and good sized garden.

Viewing highly recommended.

## Property details

### LOCATION

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### RECEPTION HALL

Covered entrance with composite door opening to Reception Hall, tiled flooring.

### CLOAKROOM

with suite comprising WC and wash hand basin, window to the front, radiator.

### LOUNGE/DINING ROOM

A good sized room with feature media wall with excellent range of storage and additional understairs storage, media point and double opening French doors leading to the garden. Attractive wooden floor covering, opening through to

### KITCHEN

Attractively fitted with range of white 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 washing machine and fridge freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and complementary wall units with concealed lighting beneath, tiled floor, radiator and window to the front.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space.

### BEDROOM 1

with window overlooking the rear with aspect over the garden and lovely open views beyond to The Follies. Double wardrobe with hanging rail and shelving.

### BEDROOM 2

with window to the front.

### BEDROOM 3

with window to the rear.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the front.

### OUTSIDE

The property occupies an enviable cul de sac location and approached over brick paved driveway with parking for two cars. The Front Garden is laid to lawn. Side pedestrian access leading around to the good sized Rear Garden which has a good sized paved sun terrace immediately adjacent to the property, lawn area and raised decked sun terrace. Enclosed with wooden fencing and having inset specimen trees.

### 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. There is an annual Service charge of £250.00 for the maintenance of the communal areas and private drive. Further details can be sort during pre-contract enquiries.

#### 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 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

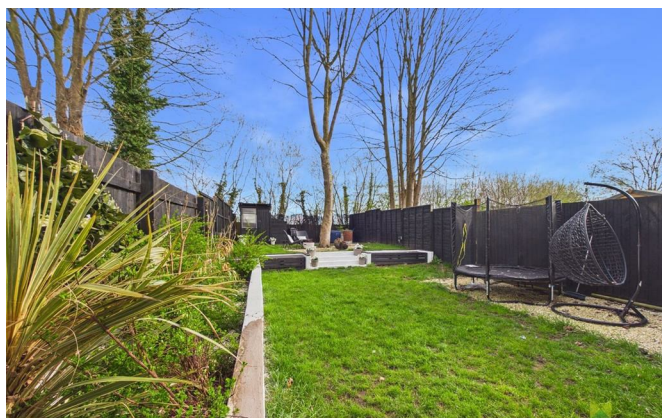
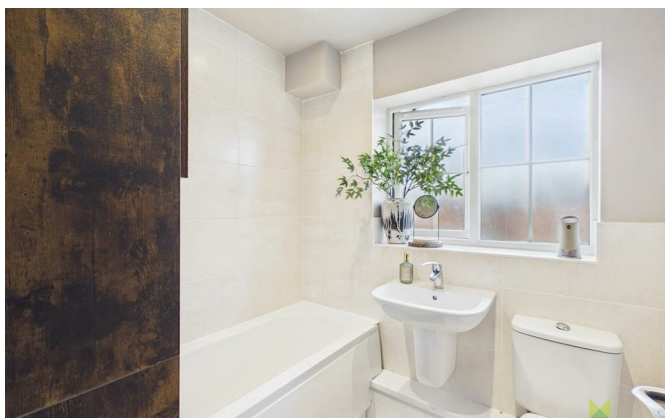
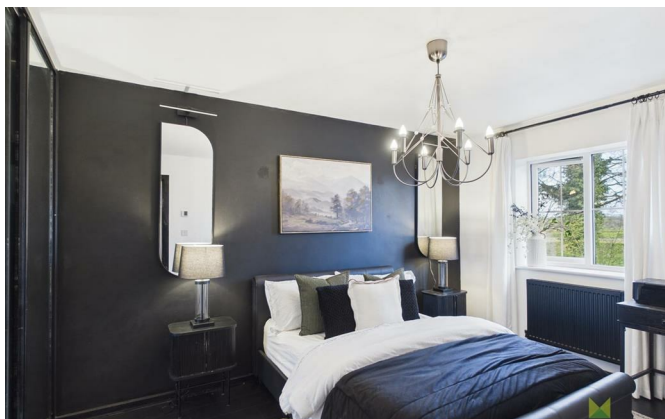
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

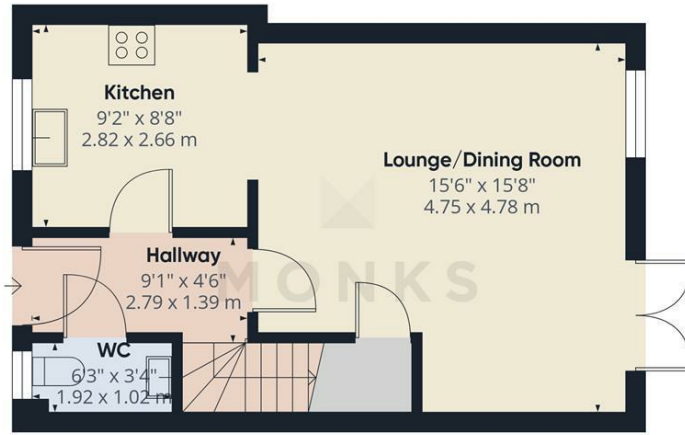
#### NEED TO CONTACT US

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

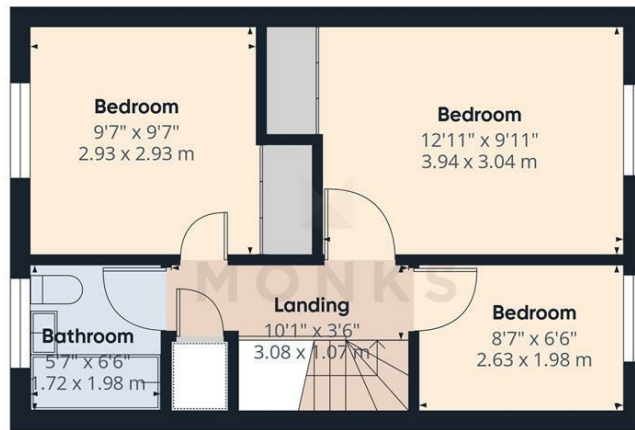
## 5D Ash Grove, Wem, Shrewsbury, SY4 5RW.

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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
769 ft<sup>2</sup>  
71.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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