

24 Orchard Way Wem SY4 5DY



3 Bedroom House - Semi-Detached
Offers In The Region Of £199,950

The features

- MODERN 3 BEDROOM SEMI DETACHED HOUSE
- ENVIABLE LOCATION SHORT WALK FOR THE RAILWAY STATION
- RECEPTION HALL WITH CLOAKROOM
- LOUNGE, DINING ROOM AND KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED
- EPC RATING C



*** NO UPWARD CHAIN - 3 BEDROOM SEMI ***

An excellent opportunity to purchase this modern 3 bedroom semi detached house offered for sale with no upward chain and perfect for a first time buyer.

Occupying an enviable position on the edge of this popular development, being a short stroll from the Railway Station with links to Crewe, Shrewsbury and London. There are excellent facilities on hand including schools, shops, doctors and recreational facilities.

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

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

Viewing recommended.

Property details

LOCATION

Occupying an enviable position on the edge of this popular development, being a short stroll from the Railway Station with links to Crewe, Shrewsbury and London. There are excellent facilities on hand including schools, shops, doctors and recreational facilities.

RECEPTION HALL

Wooden and glazed door opening to Reception Hall, radiator.

LOUNGE

with window overlooking the front, media point, radiator. Opening through to

DINING ROOM

with patio doors leading onto the garden, radiator.

KITCHEN

Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and range of eye level wall units, window overlooking the garden and door to the side.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

with window overlooking the front, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Tiled surrounds, radiator.

BEDROOM 2

with window overlooking the rear, radiator.

BEDROOM 3

with window to the front, radiator.

BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over driveway with parking for two cars. Side pedestrian access to the Rear Garden which has been laid for ease of maintenance to paved sun terrace and artificial lawn, 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 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 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

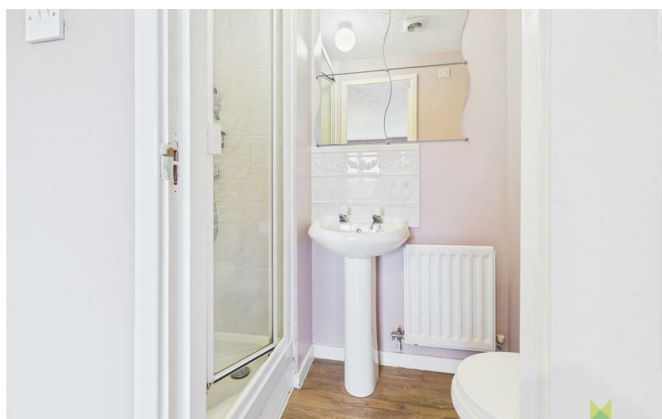
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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		
(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		
		86
	71	

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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