



**MONKS**

**26 Soulton Crescent**  
**Wem Shrewsbury**  
**SY4 5HY**

**3 bedroom Bungalow - Semi**  
**Detached property**  
**Offers in the region of £275,000**







\*\*\* IMPRESSIVE, EXTENDED BUNGALOW - WITH OPEN ASPECT TO REAR \*\*\*

An opportunity to purchase this impressive semi detached bungalow which offers spacious and versatile accommodation which truly must be viewed to be fully appreciated - perfect for those looking to downsize and being set in the most delightful, well stocked gardens bordered by open farmland.

Occupying an enviable position on the edge of the Town being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London and a range of local amenities.

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

The property has the benefit of gas central heating, double glazing, driveway with ample parking, range of storage sheds, greenhouse and the most charming well stocked gardens.

Viewing essential and offered for sale with no upward chain.

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#### **LOCATION**

Occupying an enviable position on the edge of the Town being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London and a range of local amenities.

#### **RECEPTION HALL**

A generous and inviting Reception Hall, naturally well lit, useful cloaks cupboard, radiator.

#### **LOUNGE**

A generous sized room with large window overlooking the front and enjoying the aspects of the beautifully stocked garden. Chimney breast housing marble fire surround and hearth with ornamental fire and fitted storage cupboards to the side, media point, radiator. Opening to

#### **DINING ROOM**

with ample space for dining table, radiator and door opening to

#### **CONSERVATORY**

Being of brick and sealed unit double glazed construction with double opening French doors leading onto the garden and from which there is a wonderful aspect over the beautifully stocked garden.

#### **KITCHEN/BREAKFAST ROOM**

A generous sized room fitted with cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for range of appliances. Complementary wall units, tiled floor, radiator, window overlooking the rear garden. Opening to

#### **UTILITY ROOM**

with continuation of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers and space for washing machine, eye level wall units and door and window to the garden.

#### **PRINCIPAL BEDROOM**

A lovely light room with feature vaulted ceiling and double opening French doors leading onto the garden and further window to the side, radiator. Inner Hall area which is suitable to provide a dressing area.

#### **EN SUITE SHOWER ROOM**

with suite comprising shower cubicle with electric shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator.

#### **BEDROOM 2**

Another generous double room with window to the front, radiator.

#### **BEDROOM 3**

with window to the side, radiator.

#### **BATHROOM**

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

#### **OUTSIDE**

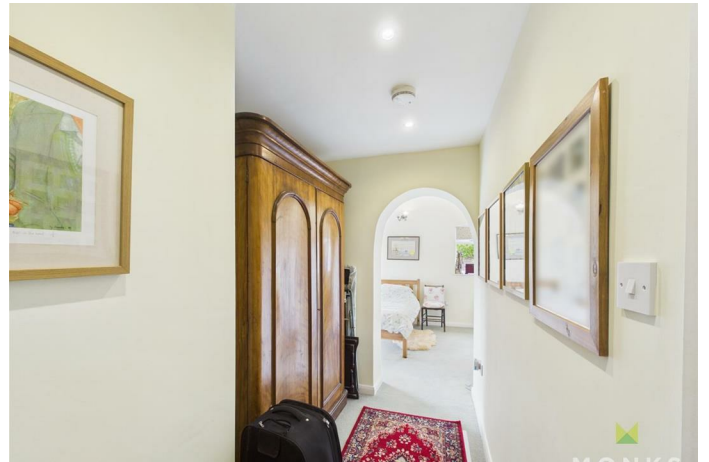
The property occupies an enviable cul de sac location, approached over driveway with parking for several cars.

The Front Garden is laid to lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees. Side pedestrian access leads around to the Rear Garden which again is laid to lawn and established with beautiful borders, shrubs and beds, raised vegetable and fruit beds and bordered to the rear with outlooks over the cricket ground. Large timber garden store which is divided into two separate storage units, aluminium greenhouse.

#### **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



## Judy Bourne

Director at Monks

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## Get in touch

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Email. info@monks.co.uk

Click. www.monks.co.uk

## Wem office

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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>		
(81-91) <b>B</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.