

# 27 Stall Meadow Wem Shrewsbury SY4 5YL



**2 Bedroom House - Semi-Detached**  
**Offers Over £210,000**

## The features

- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS
- GENEROUS FOOTPRINT
- TWO BEDROOMS, TWO BATHROOMS
- LIGHT FLOODED ENTERTAINING SPACES
- DELIGHTFUL ENCLOSED GARDENS
- EDGE OF TOWN, CLU DE SAC LOCATION OVERLOOKING FIELDS
- MODERN FINISHES
- NEARBY TO SCHOOLING, AMENITIES AND ROAD LINKS
- DRIVEWAY PARKING FOR TWO VEHICLES
- EPC RATING B



**\*\*\* GENEROUS TWO BEDROOM HOUSE IN EDGE OF TOWN LOCATION \*\*\***

Much cared for under the current ownership since new when constructed in 2016, this well-proportioned semi-detached house offers turn key ready accommodation ideal for first time buyers or those downsizing.

Occupying an enviable position within an appealing development on the fringes of Wem, a thriving market town which offers an extensive range of local amenities including a Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Entrance Hallway with Cloakroom, Kitchen, Living/Dining Room, Two Double Bedrooms, En-suite Shower Room and a Bathroom.

The property has gas central heating, double glazing, driveway parking and delightful enclosed Rear Garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies a convenient position in this popular market Town, ideal for commuters with the Railway Station being a short distance away with links to the County Town of Shrewsbury, Crewe and London. Wem is a well-serviced market Town with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

### ENTRANCE HALL

Approached via part glazed UPVC front door into entrance hallway laid to tile and door into the

### CLOAK ROOM

With low-level flush WC and hand wash basin. Radiator and wall mounted consume unit.

### KITCHEN

Fitted with a range of contemporary fronted cabinetry under contrasting works surfaces incorporating large stainless steel drainer sink and fall ring burner gas hob. Tiled backsplash, further range of matching eye level units incorporating extractor fan, integrated dishwasher and washing machine along with space for freestanding fridge freezer.

### OPEN PLAN LIVING AND DINING ROOM

Laid to wood effect flooring and providing a well lit reception room flooded with light from double doors and useful storage cupboard.

Stairs rise to the first floor landing which gives access to the loft.

### PRINCIPAL BEDROOM

A generous double bedroom with ample space for freestanding furniture and window overlooking the garden.

### EN-SUITE SHOWER ROOM

Partly tiled and fitted with suite comprising walk in shower cubicle, low-level flushed WC and hand wash basin. Radiator.

### BEDROOM TWO

Another excellent sized double bedroom with space for freestanding furniture, built-in storage cupboard and windows overlooking the front and enjoying views over neighbouring countryside.

### BATHROOM

Fully tiled and fitted with white suite comprising panelled bath with shower over, low-level flush WC and hand wash basin. Radiator.

### OUTSIDE

Approached over hardstanding providing driveway parking for two vehicles. Lawned front garden with paved pedestrian terrace leading to the front door.

The enclosed rear garden is blend of decking and lawn flanked by well stocked flowerbeds providing seasonal colour and interest. Garden shed and side pedestrian access.

### SERVICES

All mains services connected.

### GENERAL INFORMATION

#### AGENTS NOTE

aANNUAL SERVICE CHARGE OF£215.00 PAID TO Scanlans Property Management LLP.

#### TENURE

We are advised the property is Freehold. We would recommend this is verified 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

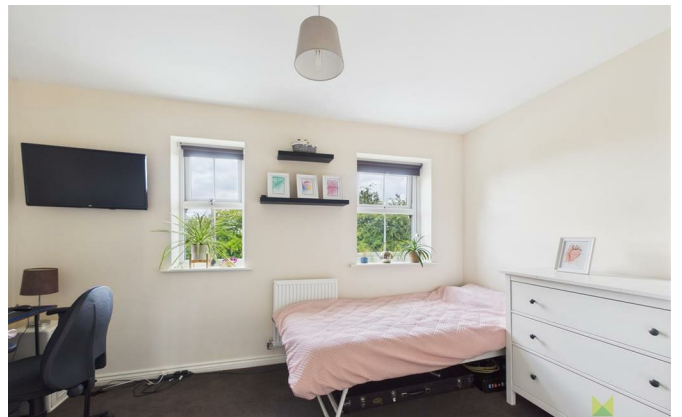
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

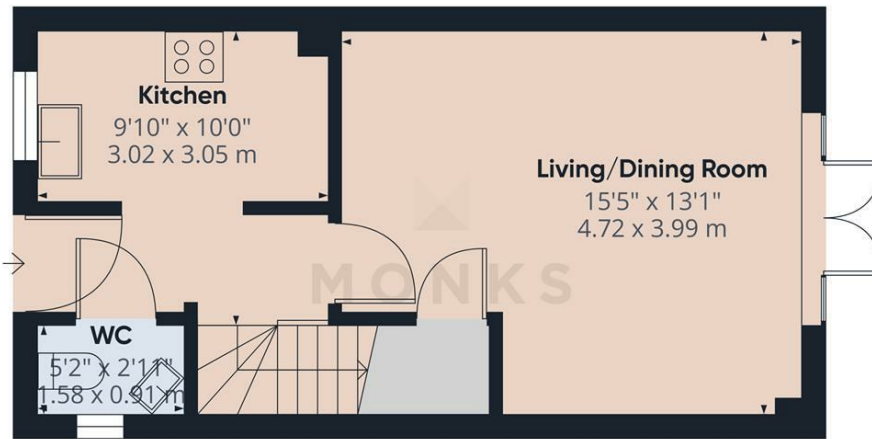
#### NEED TO CONTACT US

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

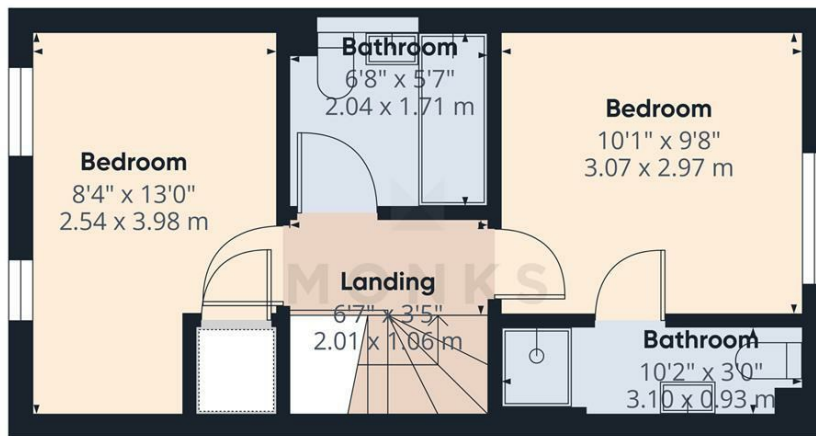
## 27 Stall Meadow, Wem, Shrewsbury, SY4 5YL.

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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
616 ft<sup>2</sup>  
57.2 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



## Judy Bourne

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## Get in touch

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**Click.** www.monks.co.uk

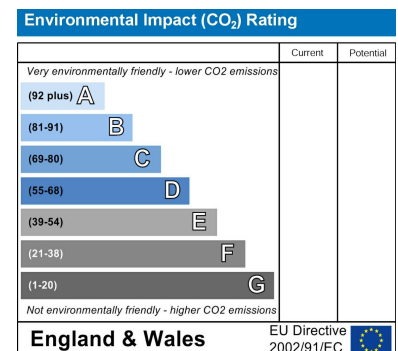
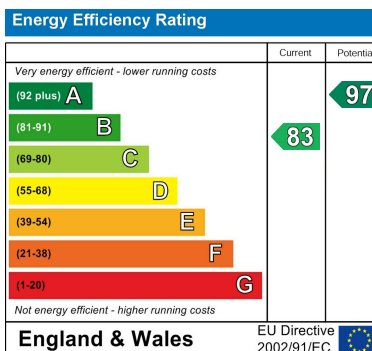
## Wem office

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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