

46 Shrubbery Gardens Wem Shrewsbury SY4 5BZ



4 Bedroom House

Offers In The Region Of £250,000

The features

- PERFECT FOR A GROWING FAMILY
- ENVIABLE LOCATION CLOSE TO ALL AMENITIES
- LARGE KITCHEN/BREAKFAST ROOM, UTILITY AND CLOAKROOM
- 3 FURTHER GOOD SIZED BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL
- SPACIOUS, EXTENDED 4 BEDROOM HOME
- THROUGH LOUNGE WITH DINING/FAMILY AREA OFF
- PRINCIPAL BEDROOM WITH EN SUITE
- OFF ROAD PARKING AND ENCLOSED REAR GARDEN
- EPC RATING C



***** EXCELLENT 4 BEDROOM FAMILY HOME *****

This attractively presented, much improved and extended 4 bedroom home offers deceptively spacious accommodation - perfect for today's modern lifestyle of a growing family, work from home or those who love to entertain.

Occupying an enviable position in this sought after location, with a range of excellent amenities a short stroll away including schools, doctors, supermarket, independent stores, public houses and the Railway Station with excellent links to Shrewsbury, Crewe and London.

The accommodation which must be viewed to be fully appreciated briefly comprises Entrance Hall, impressive through Lounge with Dining/Family area off, well fitted Kitchen/Breakfast Room, Utility and Cloakroom. On the First Floor are the Principal Bedroom with en suite Shower Room, 3 further generous Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with off road parking and good sized enclosed Rear Garden.

VIEWING ESSENTIAL

Property details

LOCATION

Occupying an enviable position in this sought after location, with a range of excellent amenities a short stroll away including schools, doctors, supermarket, independent stores, public houses and the Railway Station with excellent links to Shrewsbury, Crewe and London.

ENTRANCE HALL

Covered entrance with door opening to Entrance Hall off which lead

LOUNGE

with window overlooking the front, media point, radiator, wooden effect flooring.

DINING/FAMILY AREA

A great versatile space having sliding patio doors opening onto the rear garden, radiator, wooden effect flooring, useful understairs storage cupboard and window to the rear.

KITCHEN/BREAKFAST ROOM

An excellent sized room attractively fitted with range of soft grey 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 inset 4 ring hob with extractor hood over and pan drawers beneath, tall shelved larder unit and eye level double oven, grill, microwave with storage above and below. Tiled surrounds and range of eye level wall units, peninsular breakfast seating area, ample space for fridge/freezer. Wall mounted contemporary radiator, window to the front, recessed ceiling lights, wooden effect floor covering.

UTILITY ROOM

with worksurface having space beneath for washing machine, tumble dryer, fridge etc, window overlooking the rear.

CLOAKROOM

With WC and wash hand basin, radiator, window to the side.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

A generous double room with window overlooking the rear garden, radiator.

EN SUITE SHOWER ROOM

A well appointed room, attractively re-fitted with large walk in shower with full height glazed screen, direct mixer shower unit, wash hand basin and WC set into concealed unit with storage. Fully tiled surrounds and flooring, heated towel rail.

BEDROOM 2

Another good sized double room having window

overlooking the front, fitted wardrobe recess with hanging rail and shelving, radiator.

BEDROOM 3

having window overlooking the rear, radiator.

BEDROOM 4

with window to the front, feature panelling to one wall, radiator.

BATHROOM

with suite comprising panelled bath with shower over, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE

The property occupies an enviable position in a small cul de sac and approached over driveway with parking for two cars.

The Rear Garden is laid to paved sun terrace immediately adjacent to the house and additional paved seating and dining area to the rear, lawn area and enclosed with wooden fencing and side pedestrian access.

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.

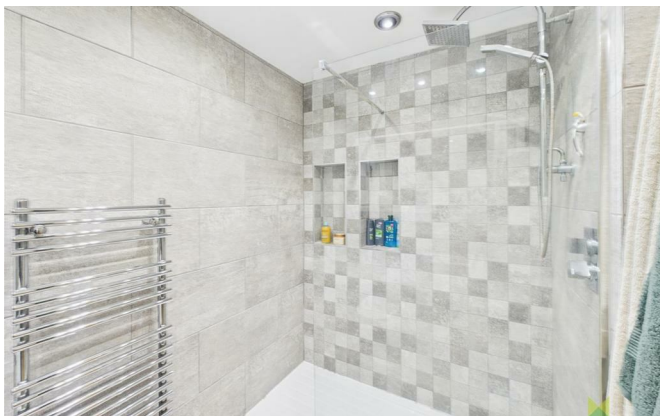
NEED TO CONTACT US

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

46 Shrubby Gardens, Wem, Shrewsbury, SY4 5BZ.

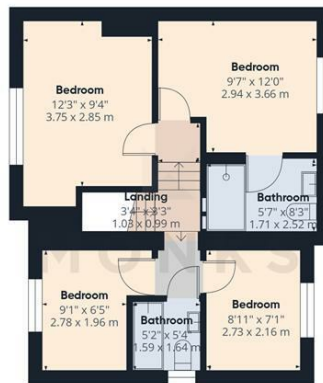
4 Bedroom House

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1026 ft²
95.3 m²

(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) 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	

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Environmental Impact (CO₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.