



MONKS

**7 Pantulf Road  
Wem Shrewsbury  
SY4 5LT**

5 bedroom House - Detached property  
Offers in the region of £365,000



MON





\*\*\* EXCELLENT 5 BEDROOM DETACHED HOME \*\*\*

An excellent opportunity to purchase this attractively presented detached family home which has been extended to provide deceptively spacious and versatile accommodation perfect for today's modern lifestyle - a growing family, those who work from home or just require space.

Occupying an enviable position tucked away in a quiet cul de sac location in the heart of the popular market Town of Wem. Being a short stroll from amenities including shops, schools, doctors, recreational facilities and for commuters the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Dining Room, Conservatory, Kitchen, large Utility Room, Principal Bedroom with en suite, 4 further generous Bedrooms, Dressing Room and family Bathroom.

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

Viewing highly recommended

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## LOCATION

### RECEPTION HALL

sealed unit double glazed door opening to Reception Hall, radiator.

### CLOAKROOM

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

### LOUNGE

A generous sized room with window overlooking the front, fire surround housing living flame gas fire, media point, radiator.

### DINING ROOM

with tiled floor covering, radiator and opening to

### CONSERVATORY

Being of sealed unit double glazed construction with double opening French doors leading onto the garden, tiled floor, radiator.

### KITCHEN

Attractively fitted with range of white fronted units incorporating a double-basin and drainer sink with mixer taps set into base cupboard. Comprehensive range of matching cupboards and drawers with work surfaces over and having integrated dishwasher and fridge with matching facia panels, inset 5 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and range of eye level wall units. Tiled floor, window overlooking the garden and opening to

### UTILITY ROOM

Having continuation of base units with work surface extending to the side with space for washing machine and tumble dryer and tall larder unit. Tiled floor, window to the rear, door to garden and personal door to the Garage.

### FIRST FLOOR LANDING

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

### PRINCIPAL BEDROOM

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

### EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator and window to the front.

### BEDROOM 2

Another generous double room with window overlooking the rear, radiator.

### BEDROOM 3

with window to the front, double wardrobe, radiator.

### BEDROOM 4

with window to the rear, radiator.

### BEDROOM 5/HOME OFFICE

with window to the rear, radiator.

### DRESSING ROOM

fitted with mirror fronted sliding wardrobes, radiator and window to the side.

### FAMILY BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin set into tiled surround with display shelving and WC. Heated towel rail.

### OUTSIDE

The property occupies an enviable cul de sac location and is approached over driveway with parking for several cars and leading to the Garage with up and over door and personal door to the Utility.

The Front Garden is laid to lawn with flower and shrub beds. Side pedestrian access leads around to the Rear Garden which is a particular feature of the property being well established with well stocked flower, shrub and herbaceous beds with inset specimen trees, good sized paved sun terrace and lawn. Offering a good level of privacy and 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](http://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**  
Judy@monks.co.uk

## Get in touch

**Call.** 01939 234368  
**Email.** info@monks.co.uk  
**Click.** [www.monks.co.uk](http://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

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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.