

# 28 Windmill Meadow Wem SY4 5YH



2 Bedroom House - Terraced  
Offers In The Region Of £200,000

## The features

- IMMACULATE 2 BEDROOM HOME
- 2 ALLOCATED PARKING SPACES
- ATTRACTIVE LOUNGE WITH FEATURE WALL
- TWO DOUBLE BEDROOMS
- ENCLOSED GARDEN
- ENVIABLE LOCATION
- ENTRANCE HALL WITH CLOAKROOM
- REFITTED KITCHEN/BREAKFAST ROOM
- REFITTED SHOWER ROOM
- EPC RATING C



**\*\*\* BEAUTIFULLY PRESENTED 2 BEDROOM HOME \*\*\***

An excellent opportunity to purchase this well presented, improved 2 bedroom home - perfect for first time buyer or those looking for investment purposes.

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

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Kitchen/Breakfast Room, 2 generous double Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, 2 allocated parking spaces and enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable location on the edge of the popular North Shropshire market Town. Ideally placed for the excellent amenities Wem has to offer including supermarket, shops, schools, doctors, restaurants and public houses, churches and railway station with excellent links to the County Town, Crewe and London.

### RECEPTION HALL

With radiator and off which leads

### CLOAKROOM

With wash hand basin and WC. Radiator.

### LOUNGE

Having window overlooking the front, Feature media walling with TV point, radiator.

### ATTRACTIVE KITCHEN/BREAKFAST ROOM

Refitted with range of cream gloss units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with space beneath for washing machine and fridge. Inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and matching range of eye level wall unit. Breakfast bar seating area.

Stairs rise from Lounge to FIRST FLOOR LANDING with access to loft space.

### BEDROOM1

A generous double room with windows to rear, radiator and two fitted wardrobes.

### BEDROOM 2

Another generous double room with windows to front and radiator.

### SHOWER ROOM

Attractively refitted with low flush WC, wash hand basin and shower unit with tiled and splash board surround. Vinyl floor covering.

### OUTSIDE

The property occupies an enviable position on this popular and much sought after development. Approached over path with garden to the side. Rear pedestrian access leads to the established enclosed Rear Garden which is laid to lawn with floral and shrub borders and paved sun terrace. Enclosed with wooden fencing. Allocated parking.

### 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 'My Simple Mortgage' 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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2 Bedroom House - Terraced  
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## 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

## 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 | 80 86     |

| 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 |           |

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- 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.
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- 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.