

5 Dickins Meadow Wem Shrewsbury SY4 5FD



3 Bedroom House - End Terrace
Offers In The Region Of £220,000

The features

- AN EXCELLENT THREE BEDROOM MEWS HOUSE
- PRINCIPAL BEDROOM WITH EN-SUITE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- COURTYARD GARDEN ALLOCATED PARKING
- CONVENIENT LOCATION
- NEARBY TO RAILWAY STATION. SHOPS AND PLAYPARK
- CONTEMPORARY KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- EPC TBC



*** WELL-PROPORTIONED END OF TERRACE HOUSE ***

An excellent opportunity to purchase this three-bedroom end of terrace home, ideal for first-time buyers, investors or those downsizing.

Occupying an enviable position on the peripherals of this sought-after development in the popular market town of Wem which offers an excellent range of amenities including Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, spacious Living Room, Kitchen/Breakfast Room, Three bedrooms, En Suite Shower Room and a Family Bathroom.

The property has gas central heating, double glazing, allocated parking for two cars and enclosed rear garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies a convenient position in the heart of the popular market Town of Wem, 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 town with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

ENTRANCE PORCH

with space for hanging rails.

CLOAKROOM

with WC and wash hand basin with window to the front.

LIVING ROOM

a wonderfully proportioned room with window to the front and under stairs storage.

KITCHEN/BREAKFAST ROOM

attractively fitted with range of soft cream high gloss fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having undercounter fridge and freezer each with matching fascia panels. Inset 4 ring hob with extractor hood over and Neff oven/grill beneath, tiled surrounds and matching range of eye level wall units. Space for breakfast table and french doors onto the garden.

PRINCIPAL BEDROOM

a generous double bedroom with window to the rear.

EN SUITE SHOWER ROOM

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

BEDROOM TWO

a lovely, light double bedroom with open aspect front facing window.

BATHROOM

with suite comprising panelled bath with mixer taps, wash hand basin and WC. Complementary part tiled surrounds and radiator.

BEDROOM THREE

a generous single bedroom which could also serve as a dressing room or study with window to the front.

OUTSIDE

The enclosed rear garden has been laid to terrace for ease of maintenance where the current owner has created a Mediterranean style courtyard with seating areas.

Gate from the garden opens through to pathway leading to car park where the property has two allocated spaces.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 999 year lease, with 982 remaining. The annual ground rent is £250 and the annual service charge is £237.52. 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 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.

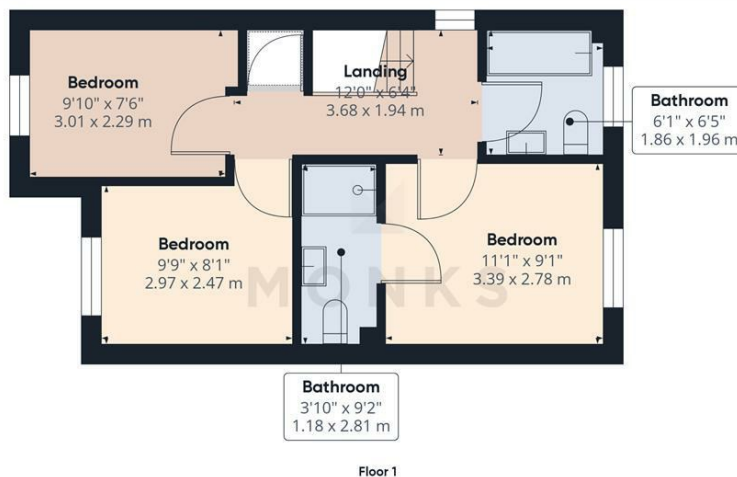
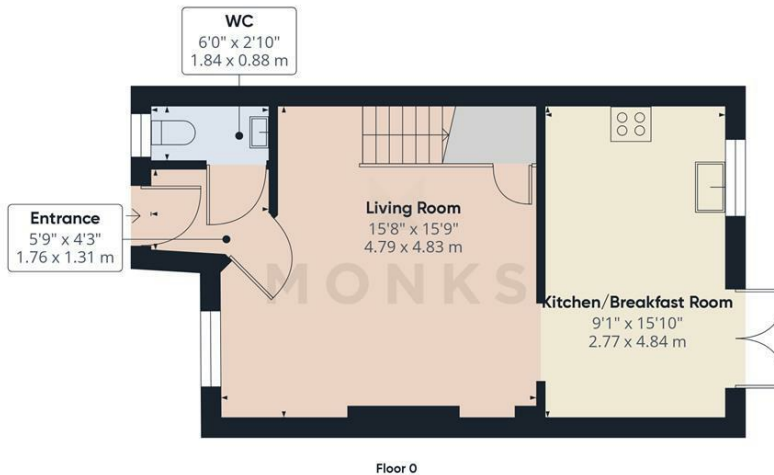
NEED TO CONTACT US

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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Approximate total area[®]
795.88 ft²
73.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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	

Environmental Impact (CO ₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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