



## 2 Dickins Meadow, Wem, Nr. Shrewsbury, Shropshire, SY4 5FD

**£225,000**

A stylish, appealing 3 bedroom semi detached family home in an attractive cul-de-sac position close to the town centre. Accommodation includes: Entrance Hall, WC, Attractive Living Room, Kitchen/Dining Room, Utility Room, Main Bedroom With En-suite Shower Room, 2 Further Double Bedrooms, Bathroom, Driveway And Garage, GCH, DG, Enclosed Garden. No Upward Chain.



**2 Dickins Meadow, Wem, Nr. Shrewsbury, Shropshire, SY4 5FD Ref: 4212**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Composite entrance door.

**Entrance Hall**

Radiator, staircase leads to First Floor Landing.

**Cloakroom/WC**

Fitted with wash basin with tiled splash, WC, radiator, extractor fan.

**Living Room** 14' 1" x 13' 0" (4.29m x 3.96m)  
approx

A stylish room with 2 radiators, 3 double glazed windows.

**Kitchen/Dining Room** 14' 1" x 9' 6" (4.29m x 2.89m)

Kitchen Area fitted with excellent range of cream fronted units and glass fronted display cabinets, laminated work tops, inset 1 1/2 bowl sink unit with pull out mixer tap, radiator, double glazed window to the front, double glazed French doors lead to rear garden.

**Utility Room**

Units to match the Kitchen including base unit with work top, inset sink unit, wall mounted Potterton gas fired central heating boiler, radiator, double glazed composite door to the rear.

**Spacious Wrap Around First Floor Landing**

Double glazed front and rear windows, radiator, built in airing cupboard.

**Bedroom 1** 10' 2" max x 9' 0" (3.10m x 2.74m)

Radiator, large built in double wardrobe, double glazed window to the front.

**En Suite Shower Room**

Fitted with 3 piece suite including fully tiled shower cubicle, corner wash basin, WC, half tiled to 3 further wall areas, tiled flooring, radiator, extractor fan, double glazed window.

**Bedroom 2** 9' 4" x 7' 2" (2.84m x 2.18m)

A double bedroom with radiator, double glazed window overlooking rear garden, access to roof space.

**Bedroom 3** 9' 11" x 7' 2" (3.02m x 2.18m)

Another double bedroom with radiator, double glazed window to the front.

**Main Bathroom**

Fitted with white 3 piece suite including bath with mixer tap, wash basin, WC, half tiled walls, radiator, extractor fan, double glazed window.

**Outside - Front**

The front garden is gravelled with hedging to the front, driveway to the side leads to Garage.

**Brick Built Garage** 17' 8" x 9' 1" (5.38m x 2.77m)

Up and over door, power and lightning, service door to rear garden.

**Rear Garden**

Approached onto a paved patio with external tap. Lawn beyond and enclosed by high level close boarded timber fencing.

**Lease Details**

999 year lease from 2008 - 985 remaining.  
Ground Rent £200 per annum

Council Tax Band C

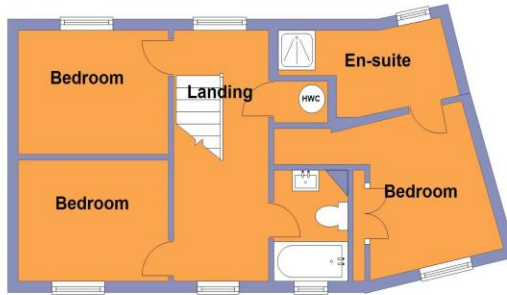
**Tenure:** Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

### Ground Floor



### First Floor



2 Dickens Meadow, Wem

FLOOR PLANS FOR GUIDANCE ONLY

## Energy performance certificate (EPC)

2 DICKINS MEADOW WEM SHREWSBURY SY4 5FD	Energy rating <b>C</b>	Valid until: 3 June 2031 Certificate number: 0943-0001-7206-2859-4210
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**Property type**  
Semi-detached house

**Total floor area**  
76 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**