



23 Windmill Meadow, Wem, Shrewsbury SY4 5YH

3 bedroom detached house—£269,500 Freehold

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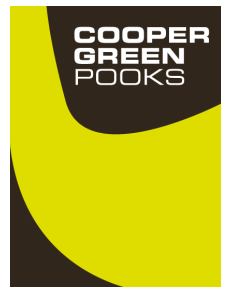
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sales@cgpooks.co.uk

Situated within a lovely and quiet setting on the fringe of a popular market town, this thoughtfully designed detached family house has been improved to provide well-proportioned and versatile accommodation throughout, while benefitting from a private landscaped garden, useful outbuildings and driveway parking.

KEY FEATURES

- Fantastic open plan ground floor space, comprising a living area, kitchen and dining/family room
- Living room with feature media wall and useful under stairs storage
- Modern fitted kitchen, complete with integrated appliances and breakfast bar
- The integral garage has been converted to create a spacious dining area with bay window to rear, opening into a family room with access to a very practical study/utility
- There is also an entrance hall and cloakroom on the ground floor
- Impressive master bedroom with built in wardrobes, two windows overlooking the garden, and en-suite shower room
- Two further bedrooms, also having built in wardrobes, a light and spacious landing area, and re-fitted family shower room
- uPVC double glazed windows, gas fired central heating and solar panels
- Private landscaped rear garden, mainly laid to lawn with gravelled sections and gated access to side. There is also a well-designed covered terrace with feature lighting, as well as a purpose-built garden room which could be utilised as a home office or games room, and a very useful external store
- Driveway to front providing parking for three cars
- A quiet and convenient location, just a short distance from the High Street and its various shops, pubs and supermarket. The property is also close to good local schools and Wem's mainline railway station which provides direct access to both Birmingham and Manchester
- This property has been significantly improved over recent years, with upgrades including a new boiler (2024), re-fitted shower room (2024), new kitchen (2022), replacement flooring and décor, landscaping of the garden and general maintenance throughout
- Sold with no upward chain



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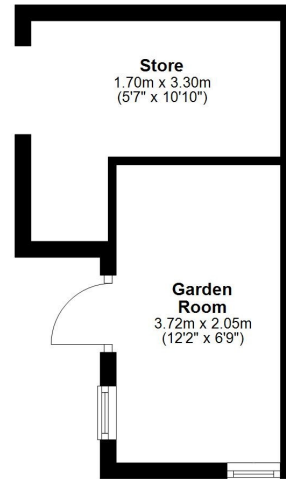
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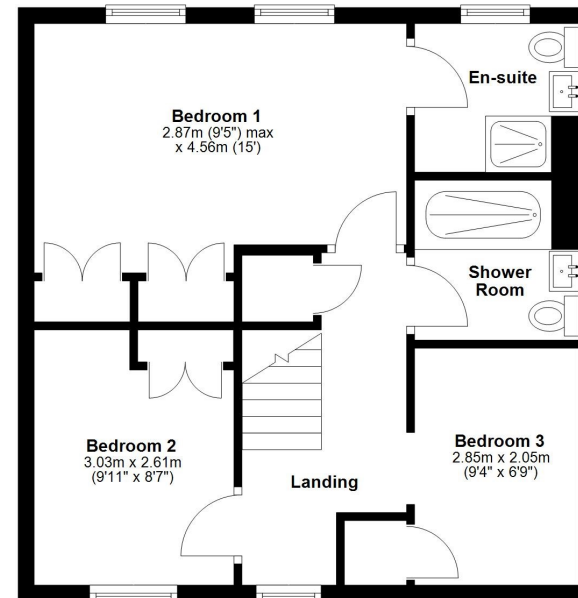
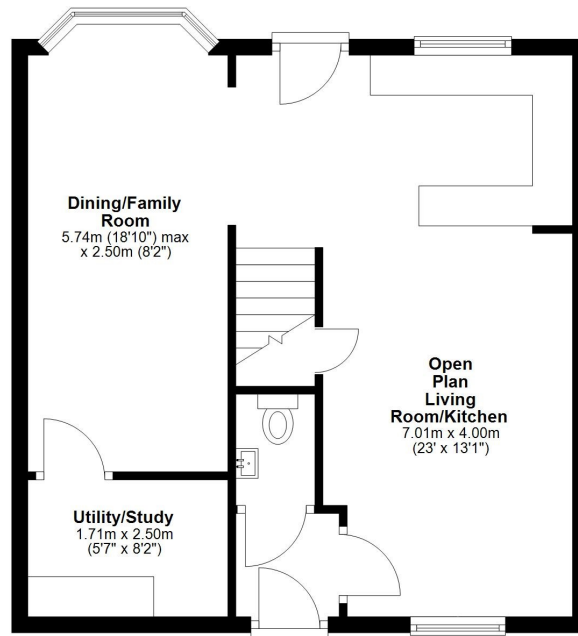
Ground Floor

Approx. 69.2 sq. metres (745.0 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



Total area: approx. 116.9 sq. metres (1258.1 sq. feet)









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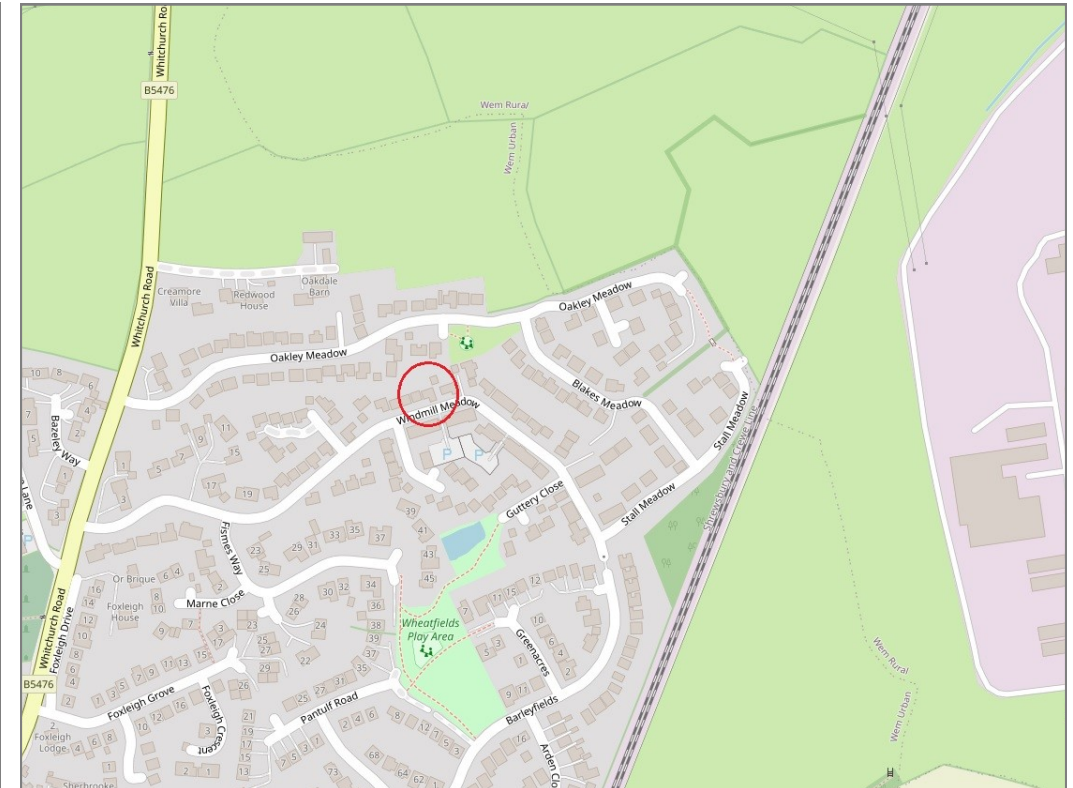
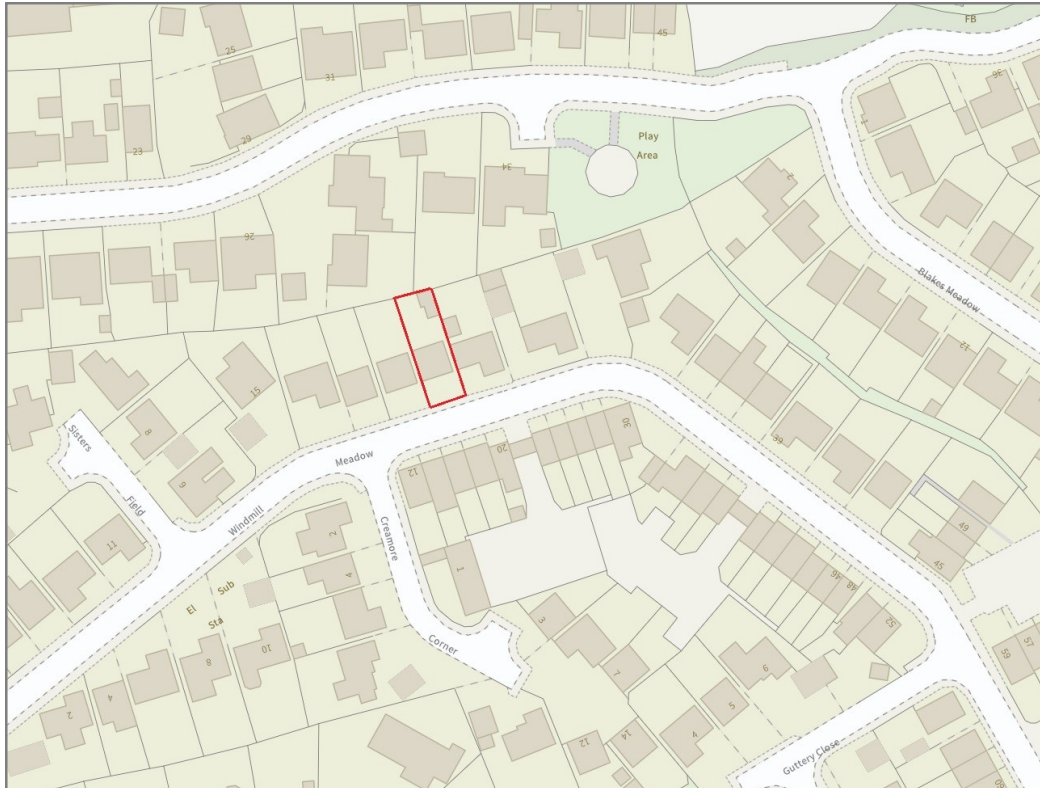
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

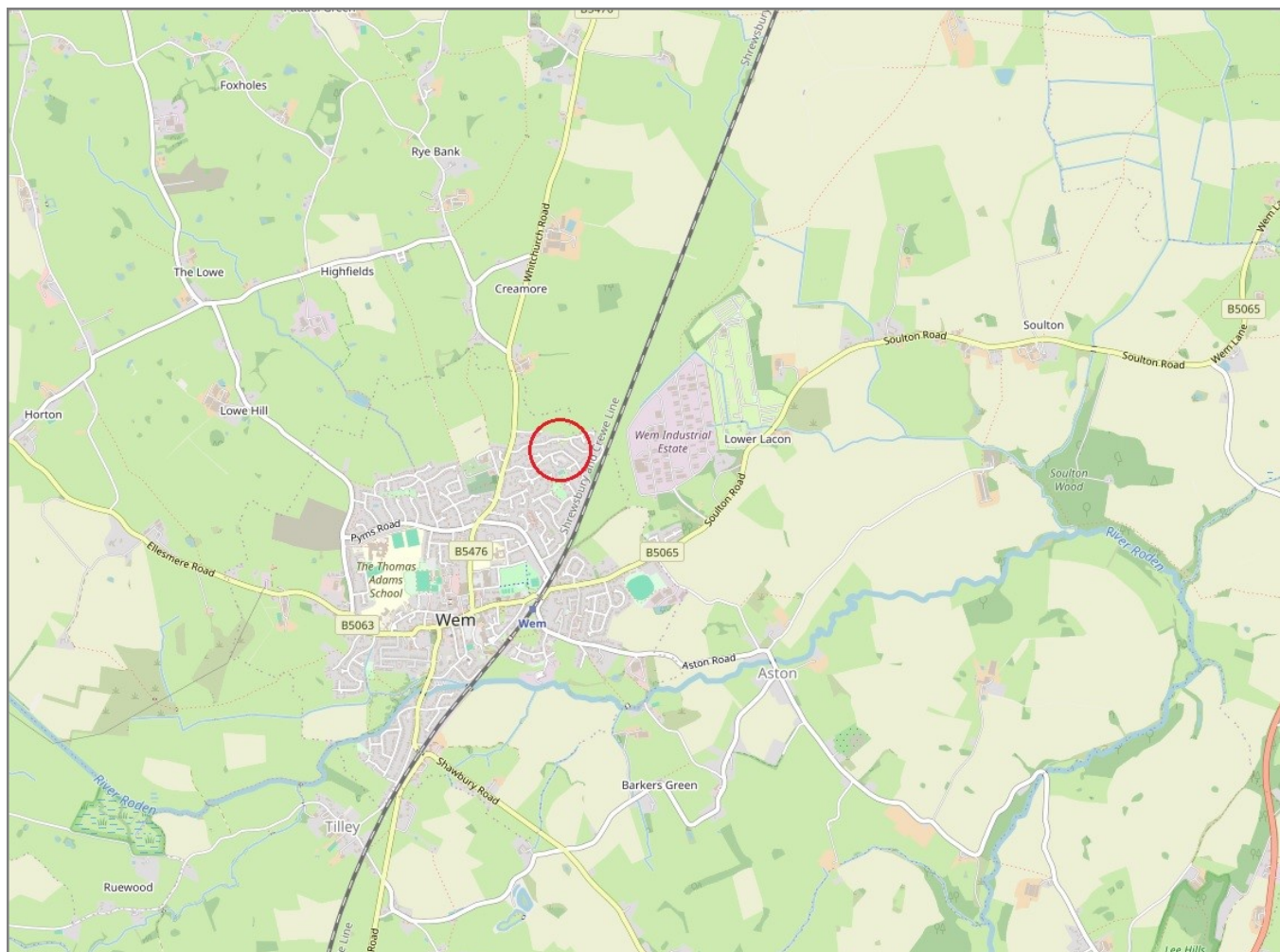
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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