

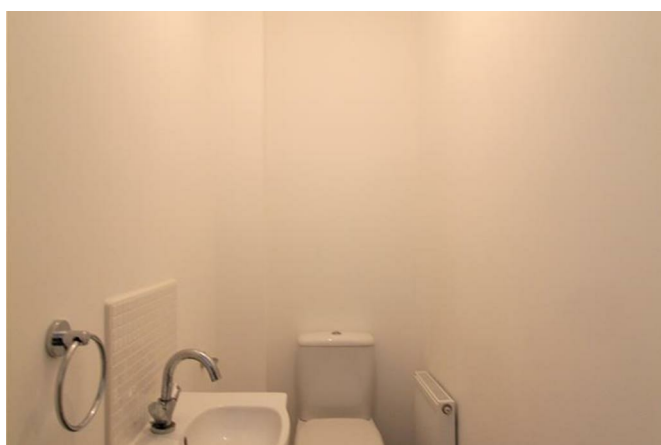
# 25 Dickins Meadow Wem Shrewsbury SY4 5FD



2 Bedroom House - End Terrace  
£775 PCM

## The features

- Gas Central Heating and Double Glazing
- Cloakroom
- Two Bedrooms
- Courtyard Garden
- Viewing Essential
- Living Room
- Kitchen/Dining Room
- Bathroom
- Parking Space
- EPC Rating C



**This modern two bedroom terraced home offers deceptively spacious accommodation which must be viewed to be fully appreciated. Tucked away in this quiet private cul de sac which benefits from parking space and enclosed Courtyard Garden. Accommodation briefly comprise of; Living Room, Cloakroom, Fitted Kitchen/ Dining Room with French door to rear garden, Two Bedrooms and Family Bathroom. The property also benefits from Double Glazing and Gas Central Heating.**

### **Property details**

Part Glazed UPVC door leading to

#### **LIVING ROOM**

12'2" x 14'0" narrowing to 11'2" (3.719 x 4.277  
narrowing to 3.419)

With carpet, electric flame effect fire, window to front aspect, radiator

#### **CLOAKROOM**

with suite comprising low flush WC and wash hand basin, radiator

#### **KITCHEN/DINING ROOM**

attractively fitted with modern range of cream fronted units incorporating one and half single drainer sink unit with mixer taps set into base cupboard, further range of cupboards and drawers with round edge worksurfaces over and having inset four ring gas fired hob with oven and grill beneath and extractor hood over. Space for fridge and plumbing for washing machine, window to the front and double doors leading to Rear Garden

From the living Rooml staircase leads to FIRST FLOOR LANDING

**BEDROOM 1** 12'2" x 10'6" (3.71m x 3.20m)  
With carpet, window to front aspect, radiator

#### **BEDROOM 2**

10'4" narrowing to 9'9" x 6'6" (3.152 narrowing to 2.993 x 1.994)

With carpet, window to rear aspect, airing cupboard offering shelving space, radiator

#### **BATHROOM**

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and low flush WC suite. Radiator, complimentary tiled surrounds, window to the rear

#### **OUTSIDE**

Allocated parking space, courtyard garden for easy maintenance

**25 Dickins Meadow, Wem, Shrewsbury, SY4 5FD.**

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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) <b>A</b>		<div style="text-align: center;"> <span style="font-size: 2em;">76</span> </div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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