

12 Tilley Road Wem SY4 5HA



3 Bedroom House - Detached
Offers In The Region Of £420,000

The features

- Gas Central Heating and UPVC Double Glazing
- Lounge
- Kitchen and Utility Room
- Three Bedrooms
- Garage Driveway and Extensive Gardens
- Entrance Hall and Cloackroom
- Dining Room
- Conservatory
- Family Bathroom
- EPC Rating D



*** LOVELY FAMILY HOME ***

This attractive, double fronted, detached family house has been extensively modernised and improved to provide excellent, versatile family accommodation in a larger than average plot with good sized gardens and ample parking. The property occupies an enviable position on the edge of the popular market town of Wem which has excellent facilities including shops, schools, doctors, banks, supermarket and railway station along with offering easy access to the nearby thriving county town of Shrewsbury approximately ten miles south.

Property details

LOCATION

The property occupies an enviable position on the edge of the popular market town of Wem which has excellent facilities including shops, schools, doctors, supermarket and railway station along with offering easy access to the nearby thriving county town of Shrewsbury approximately ten miles south.

Large recessed entrance porch with sealed unit double glazed entrance door opening to

RECEPTION HALL

With radiator, under stairs office space.

LOUNGE

A pleasant room with UPVC double glazed window overlooking the front. Space for electric burner set onto hearth, fitted wall lights, TV aerial point, radiator.

DINING ROOM

Having UPVC double glazed window overlooking the front. Central light, original parquet flooring, radiator.

KITCHEN / BREAKFAST ROOM

An excellent room attractively refitted with modern range of grey fronted Shaker style units incorporating single sink unit with mixer tap set into base cupboard, comprehensive range of matching cupboards and drawers with granite work surfaces over. Integrated 'Neff' appliances including; four-ring hob unit and stainless steel extractor hood over, double oven, microwave. Integrated dishwasher and fridge freezer with matching fascias, deep tiled splashbacks, matching range of eye level wall units, space for small dining table, radiator, tiled flooring, UPVC double glazed Window to rear.

UTILITY ROOM

Sink unit set into base unit, having space and plumbing for washing machine, tumble dryer, ample space for fridge freezer etc. Tiled floor covering, wall mounted gas central heating boiler and airing cupboard. Door to rear garden.

CLOAKROOM

With low flush WC, window to the side, wash hand basin.

CONSERVATORY / FAMILY ROOM

Being of brick and sealed unit double glazed construction affording pleasant outlooks over the gardens. Power and lighting points and radiator

From the reception hall, staircase leads to FIRST FLOOR LANDING off which leads:

BEDROOM

Having UPVC double glazed window to the front, radiator, built in wardrobes and wash hand basin.

BEDROOM TWO

With UPVC double glazed window overlooking the front and window to the rear, radiator.

BEDROOM THREE

With UPVC double glazed window overlooking the rear, radiator.

FAMILY BATHROOM

Fitted with white suite comprising panelled bath with shower attachment, glazed screen, wash hand basin and low flush WC. Complimentary tiled surrounds, radiator, UPVC double glazed window to the rear.

OUTSIDE

The property is approached over driveway providing ample parking and hardstanding area and leading to GARAGE 16'9" x 8'3" approx. The Gardens are a particular feature of the property lying to the front and rear with extensive lawned areas with flower, shrub and herbaceous beds and being well screened by fencing and specimen trees. To the rear is a garden store, greenhouse, several vegetable patches, ornamental garden pond and generous paved sun terrace.

GENERAL

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E 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.

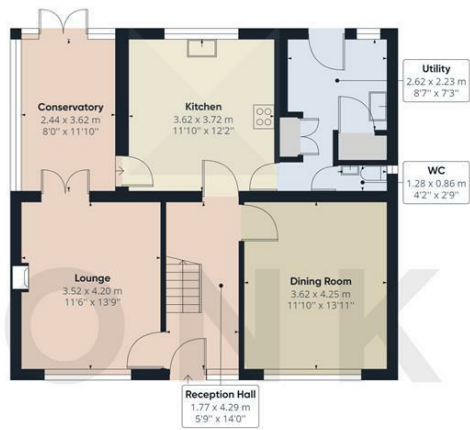
NEED TO CONTACT US

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.

12 Tilley Road, Wem, SY4 5HA.

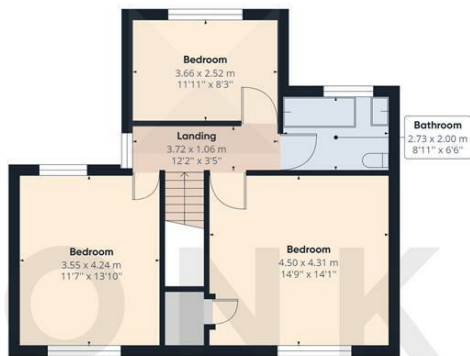
3 Bedroom House - Detached
Offers In The Region Of £420,000





Floor 0 Building 1

Approximate total area⁽¹⁾
1371.86 ft²
127.45 m²



Floor 1 Building 1

(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.

GIRAFFE360



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

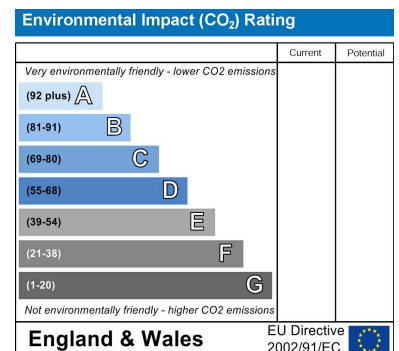
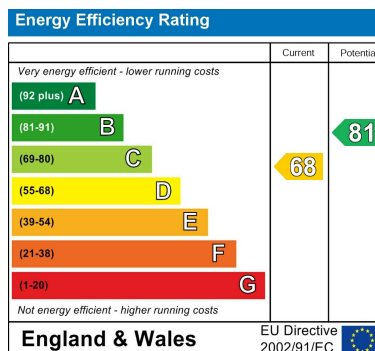
Wem office

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



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- 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.