

4 The Grove Wem Shrewsbury SY4 5EQ



3 Bedroom House - Terraced
Offers In The Region Of £210,000

The features

- MUCH IMPROVED 3 BEDROOM HOUSE
- ENVIABLE POSITION IN THE HEART OF THE TOWN
- RECEPTION HALL AND LOUNGE
- 3 GOOD SIZED BEDROOMS AND NEWLY FITTED BATHROOM
- VIEWING HIGHLY RECOMMENDED.
- IMMACULATELY PRESENTED ACCOMMODATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- KITCHEN AND DINING ROOM
- GARDENS TO FRONT AND REAR



***** MUCH IMPROVED 3 BEDROOM HOME *****

An immaculately presented 3 bedroom mature home which has been improved by the current owners and offers deceptively spacious accommodation.

Occupying an enviable position in the heart of this popular market Town which offers excellent amenities including Railway Station with links to Shrewsbury, Crewe and London.

Reception Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and newly fitted Bathroom.

The property has the added benefit of gas central heating, double glazing and neatly kept gardens to the front and rear.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable corner position in the heart of the popular market Town of Wem. A short stroll from amenities including supermarket, chemist, independent stores, cafes, restaurants, public houses, doctors, churches and the active Town Hall. The Railway Station is close by which has links to Shrewsbury, Crewe and London.

RECEPTION HALL

Sealed unit double glazed entrance door opening to Reception Hall with tiled flooring, radiator.

LOUNGE

Having window to the front, feature fireplace, media point, radiator. Wooden effect floor covering and double opening doors to

DINING ROOM

with tiled flooring, radiator, double opening French doors to the garden.

KITCHEN

Attractively fitted with range of wooden fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching cupboards and drawers with work surfaces over and having space beneath for washing machine. Inset 4 ring hob with extractor hood over and double oven and grill beneath, space for fridge/freezer. Matching eye level wall units incorporating display shelving. Useful under stairs storage cupboard, tiled flooring, window and door to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and Airing Cupboard.

BEDROOM 1

With window to the front, built in storage cupboard, wooden effect floor covering, radiator.

BEDROOM 2

With window to the rear, wooden effect floor covering, radiator.

BEDROOM 3

With window to the the front, fitted storage cupboard and shelving, wooden effect floor covering, radiator.

BATHROOM

Attractively re-fitted with suite comprising panelled bath with direct mixer shower unit over, drench head, wash hand basin set into vanity with storage, WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is set back from the road and approached over pathway. The Front Garden is of a good size and neatly laid to lawn with well stocked flower, shrub and herbaceous beds and enclosed with mature hedging. Side pedestrian access to the enclosed Rear Garden which has a paved sun terrace with covered pergola immediately adjacent to the French doors, garden area laid to lawn with well stocked beds and specimen trees. Range of brick built storage sheds.

GENERAL INFORMATION

TENURE

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

SERVICES

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

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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](https://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.

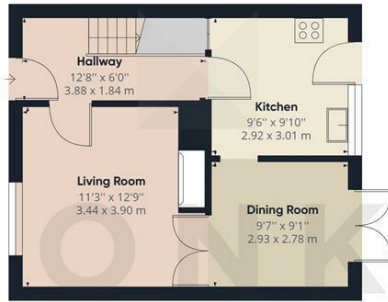
NEED TO CONTACT US

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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Floor 0



Floor 1

Approximate total area⁽¹⁾
829.56 ft²
77.07 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.

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 (CO₂) 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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- 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.
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