

# Chippings Soulton Road Wem Shrewsbury SY4 5HR



3 Bedroom House - Detached  
Offers In The Region Of £330,000

## The features

- IMPRESSIVE DETACHED FAMILY HOME
- SPACIOUS RECEPTION HALL, GROUND FLOOR SHOWER ROOM
- 3 DOUBLE BEDROOMS AND LARGE FAMILY BATHROOM
- BEAUTIFUL WELL STOCKED GARDENS
- A SHORT STROLL FROM THE RAILWAY STATION.
- ENVIABLE LOCATION ON THE EDGE OF TOWN
- LOUNGE, DINING ROOM, CONSERVATORY, BREAKFAST KITCHEN
- GARAGE AND PARKING
- LOVELY OPEN ASPECT TO THE REAR
- EPC RATING C



\*\*\* SPACIOUS FAMILY HOME WITH OPEN ASPECT TO THE REAR \*\*\*

An opportunity to purchase this mature detached home offering spacious and versatile accommodation with scope for extension if required - perfect for a growing family.

Occupying an enviable position on the edge of this busy North Shropshire market town which has excellent facilities and being a stone's throw from the Railway Station with links to Shrewsbury, Crewe and London.

Offered for sale with no upward chain the accommodation briefly comprises Reception Hall, Shower Room, Lounge, Dining Room, good sized Conservatory, Kitchen/Breakfast Room, 3 double Bedrooms and family Room.

The property has the benefit of gas central heating, double glazing, solar panels, driveway with Garage and lovely established Gardens.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

### ENTRANCE PORCH

Wooden and glazed doors opening to Entrance porch with sliding wooden and glazed door to

### SPACIOUS RECEPTION HALL

### SHOWER ROOM

With suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

### LOUNGE

Naturally well lit with window to the front and window to the side. Wooden fire surround housing living flame fire, media point, radiator. Double opening wooden and glazed doors to the

### DINING ROOM

Sliding door through to Conservatory. Radiator.

### CONSERVATORY

A good sized room with double opening French doors leading onto the rear garden.

### KITCHEN/BREAKFAST ROOM

Having range of units incorporating single drainer sink set into base cupboard. Further range of matching cupboards and drawers with worksurfaces over and extending to the side with space for washing machine, tumble dryer, cooker and fridge freezer. Matching range of eye level wall units over, radiator, window overlooking the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to spacious First Floor Landing with Airing and Linen cupboards. Access to roof space.

### BEDROOM 1

A generous sized double room with windows to the front and side, radiator.

### BEDROOM 2

Another good sized double room with window to the rear with pleasant open aspect, radiator.

### BEDROOM 3

A double room with window to the rear with open aspect, radiator.

### FAMILY BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

### OUTSIDE

The property is approached over driveway with parking and Garage which has up and over door, concrete floor, power and lighting, personal door to the rear. The Front is well established with mature shrub, herbaceous beds and specimen trees. Side pedestrian access leads around to the Rear Garden which again is established with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees, paved sun terrace and shaped lawn. The garden is enclosed with wooden fencing and bordered to the rear by the Cricket field which provides a pleasant open aspect.

### 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 gas, water and electricity are connected. Drainage is to a septic tank.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - 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](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.

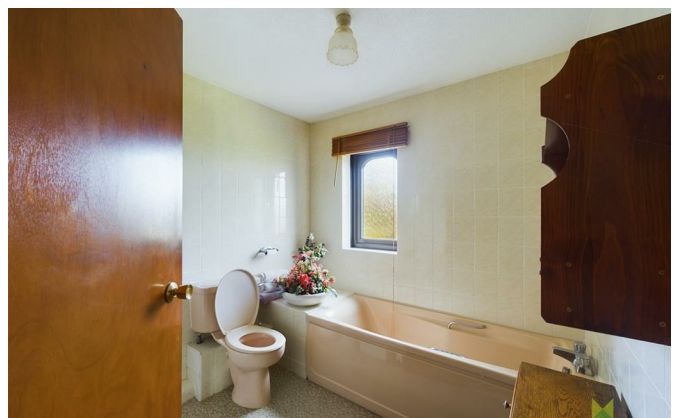
#### NEED TO CONTACT US

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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## Judy Bourne

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## Get in touch

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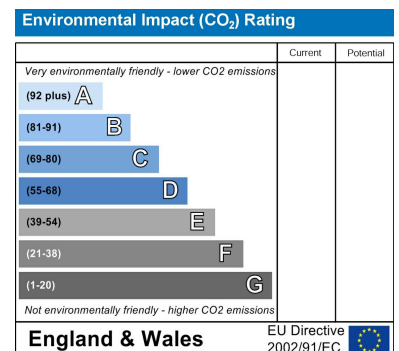
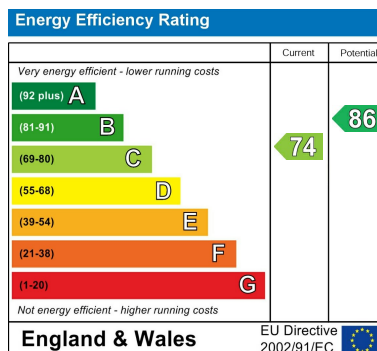
## Wem office

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



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