

7 Sycamore Drive Wem SY4 5AQ



4 Bedroom House - Detached
Offers In The Region Of £450,000

The features

- IMPRESSIVE DETACHED FAMILY HOME
- GOOD SIZED THROUGH LOUNGE WITH LOG BURNER
- LOVELY LIVING/DINING/KITCHEN WITH FEATURE ROOF LANTERN
- PRINCIPAL BEDROOM WITH EN SUITE
- DOUBLE GARAGE AND LARGE ESTABLISHED GARDENS
- ENVIABLE CUL DE SAC LOCATION OF JUST 4 HOMES
- DINING ROOM AND HOME OFFICE/FAMILY ROOM
- SHOWER ROOM AND UTILITY ROOM
- 3 FURTHER GENEROUS BEDROOMS AND BATHROOM
- EPC RATING C



***** EXCELLENT 4 BEDROOM DETACHED HOME *****

This immaculately presented 4 double bedroom detached home offers great space and versatility, perfect for today's modern lifestyle.

Occupying a truly enviable position in this select courtyard of just 4 homes on the edge of the popular market Town of Wem, close to all amenities.

Inviting Reception Hall with Shower Room, lovely through Lounge with log burner, Dining Room, Home Office/Family Room, impressive Living/Dining/Kitchen, Utility Room, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double Garage, ample parking and excellent sized gardens with a good level of privacy.

Viewing essential.

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.

RECEPTION HALL

A spacious reception area with useful understairs storage cupboard, radiator. Wooden floor covering.

LOUNGE

An impressive through room with large window to the front and double opening French doors with glazed side screens leading onto the rear garden. Cast iron multi fuel burner set onto slate hearth, TV and telephone points, two radiators, coved ceiling. Opening to

DINING ROOM

with window overlooking the rear garden, coved ceiling, radiator.

HOME OFFICE/FAMILY ROOM

having window to the front, telephone points, radiator. Wooden floor covering.

SHOWER ROOM

A well appointed room with large walk in shower cubicle with glazed screen and direct mixer shower unit, wash hand basin set into vanity unit with storage and low flush WC suite. Complimentary fully tiled surrounds and floor, heated towel rail/radiator, window to the side.

IMPRESSIVE LIVING/DINING/KITCHEN

Living/Dining Area with double opening French doors leading onto the rear garden, radiator. Kitchen - An impressive room with feature glazed roof lantern and window overlooking the garden making for a lovely light room. The Kitchen is attractively fitted with comprehensive range of cream fronted high gloss units incorporating single drainer one and a half bowl sink unit with mixer taps set into base cupboard and built in Freezer. Further range of cupboards and drawers with round edge worksurfaces over and incorporating 5 ring gas hob burner with deep pan drawers beneath and extractor hood over, inset double oven and grill and microwave, tall larder fridge and dishwasher both with matching fascia panels,

plinth LED lighting and deep tiled surrounds with matching range of eye level wall units with concealed lighting beneath. Door to

UTILITY ROOM

having single drainer sink unit set into base cupboard with worksurface extending to the side with space beneath for washing machine and tumble dryer. Matching range of eye level wall units and gas central heating boiler. Personal door to Garage.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to SPACIOUS GALLERIED LANDING with window to the front.

PRINCIPAL BEDROOM

having window overlooking the rear gardens, fitted wardrobes, radiator. Door to

EN SUITE SHOWER ROOM

Fitted to include shower cubicle with glazed screen and shower unit, wash hand basin and low flush WC suite. Complimentary tiled surrounds.

BEDROOM 2

again with window overlooking the rear gardens, fitted wardrobes with bi-fold doors, radiator.

BEDROOM 3

with window to the rear overlooking the garden, built in double wardrobe, radiator.

BEDROOM 4

with window to the front, built in double wardrobe, radiator.

BATHROOM

8'0" x 4'11" (2.45m x 1.51m)
Attractively fitted with suite comprising p-shaped panelled bath with direct mixer shower unit over and glazed screen, wash hand basin and low flush WC set into high gloss fronted vanity units with storage and tiled surround with matching range of eye level wall units and shaver socket. Complimentary, fully tiled walls, inset ceiling lights, heated towel rail/radiator.

OUTSIDE

The property occupies an enviable cul de sac location tucked away in this small and select development of similar homes. Approached over driveway with parking for several cars and leading to the

DOUBLE GARAGE

17'7" x 18'6" (5.368m x 5.662m)
with twin up and over doors. The Garage is currently used as a workshop and has power and lighting, radiator and door to the garden.

THE GARDENS

are a particular feature of the property being laid to the front to shaped lawn with well stocked shrub beds and inset specimen trees. Side pedestrian access to the ENCLOSED REAR GARDEN which is of a particularly good size being laid extensively to lawn with an abundance of well stocked flower, shrub and herbaceous beds which is enclosed with fencing and mature hedging and specimen trees. LARGE WORKSHOP.STORE.

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 all main services are connected.

COUNCIL TAX BANDING

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

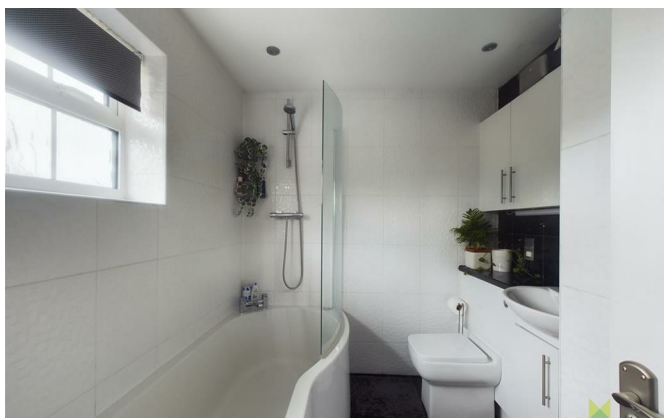
NEED TO CONTACT US

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.



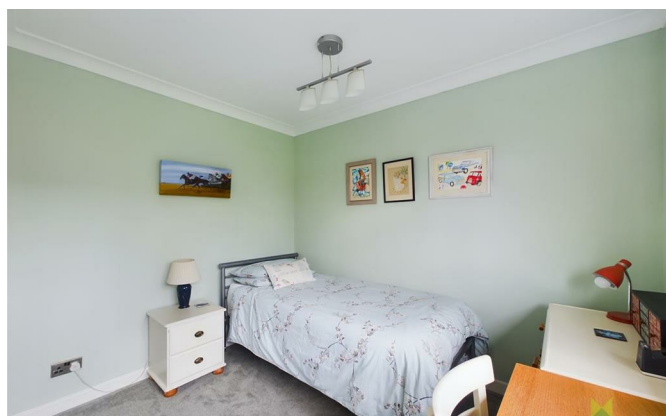


MONKS



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Offers In The Region Of £450,000





Approximate total area[®]
1585.87 ft²
147.33 m²



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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- 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.