

Primrose Bank Horton Wem SY4 5ND



3 Bedroom House
Offers In The Region Of £425,000

The features

- LOVELY DOUBLE FRONTED DETACHED HOUSE
- LOUNGE, DINING ROOM, GOOD SIZED KITCHEN
- DRIVEWAY WITH AMPLE PARKING
- ENJOYING LOVELY RURAL VIEWS TO THE FRONT AND REAR
- VIEWING HIGHLY RECOMMENDED
- WEALTH OF EXPOSED CEILING BEAMS AND FEATURE FIREPLACE
- 3 DOUBLE BEDROOMS AND 2 SHOWER ROOMS
- EXCELLENT SIZED GARDENS BORDERED BY OPEN FARMLAND
- ENVIABLE LOCATION CLOSE TO THE MARKET TOWN



***** LOVELY RURAL OUTLOOKS *****

A charming 3 bedroom double fronted cottage set in large gardens bordered by open farmland.

Occupying an enviable position on the edge of the popular market Town of Wem which boasts excellent amenities including Railway Station with links to Crewe and London.

The accommodation briefly comprises Lounge, Dining Room, Kitchen, all with exposed ceiling timbers, 3 double Bedrooms and ground and first floor Shower Rooms.

The property has the benefit of central heating, double glazing, ample parking and large gardens bordered by open farmland with large Dutch Barn.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular village just 3 miles from the busy North Shropshire market Town of Wem. A short drive away and you will find a host of amenities including schools, supermarket, independent stores, restaurants and public houses, church, doctors, active Town Hall and Railway Station with links to the County Town of Shrewsbury, Crewe and London.

LOUNGE

Having windows to the front and side. A characterful room with exposed ceiling timbers and feature brick chimney breast with space for fire, media point, radiator.

DINING ROOM

Naturally well lit with windows to two sides. brick fireplace with space for fire, radiator. Exposed beamed ceiling.

KITCHEN

Fitted with range of wooden fronted units incorporating one and half bowl sink with mixer taps set into base cupboard, further range of cupboards and drawers with work surfaces over and having space appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching range of eye level wall units Window to the front and side, tiled flooring, radiator.

SHOWER ROOM

With suite comprising tiled shower cubicle, wash hand basin and WC. Quarry tiled floor, radiator.

REAR ENTRANCE HALL

Sealed unit double glazed entrance door to the garden, quarry tiled floor, decorative wood panelling.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing

BEDROOM 1

A lovely light room with two windows having lovely rural aspect, radiator.

BEDROOM 2

With window to the front and side again with lovely rural aspect, radiator.

BEDROOM 3

with window to the front with lovely rural aspect, radiator.

SHOWER ROOM

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

OUTSIDE

The property is approached over driveway providing parking for several vehicles and being divided from the road by dwarf brick wall. The Gardens are laid extensively to lawn with well stocked flower, shrub and herbaceous beds along with a selection of specimen trees, paved sun terraces and seating areas. Being bordered by open farmland and providing lovely rural views. Timber garden storage shed large summer house and Dutch Barn.

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 electricity are connected. Oil Fired central heating with newly installed tank, water is on a private well supply and drainage to septic tank.

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](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.

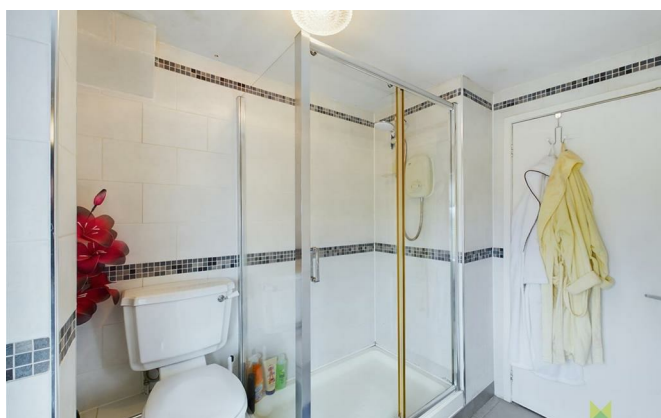
NEED TO CONTACT US

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

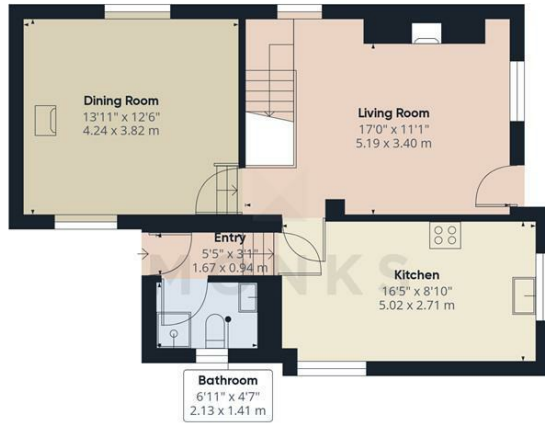


Primrose Bank , Horton, Wem, SY4 5ND.

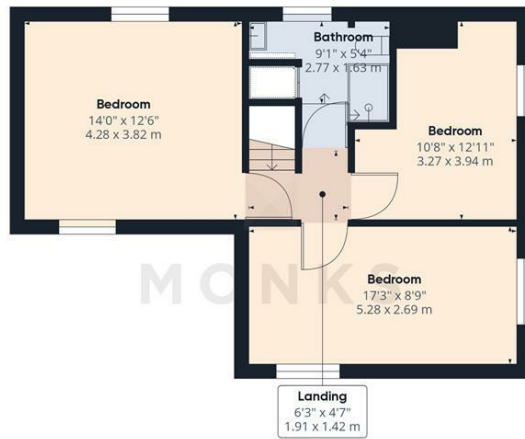
3 Bedroom House

Offers In The Region Of £425,000





Floor 0



Floor 1

Approximate total area[®]
1118.11 ft²
103.88 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



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

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	

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.