

32 Blakes Meadow Wem Shrewsbury SY4 5XN



2 Bedroom House - End Terrace
Offers In The Region Of £199,995

The features

- IMPRESSIVE 2 DOUBLE BEDROOM HOME
- IDEAL FOR FIRST TIME BUYER OR THOSE DOWNSIZING
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE, FURTHER BEDROOM AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE POSITION IN SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LOUNGE/DJINNG ROOM, KITCHEN WITH OVEN AND HOB
- DRIVEWAY WITH PARKING FOR 2 AND LOVELY ENCLOSED REAR GARDEN
- EPC RATING B



*** PERFECT FOR FIRST TIME BUYER ***

An attractively presented, 2 bedroom home ideal for a first time buyer or those looking to down size.

Occupying an enviable position on this much sought after development on the edge of the popular market Town of Wem, perfectly placed for all amenities including the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge/ Dining Room, Kitchen with oven and hob, Principal Bedroom with en suite Shower Room further double Bedroom and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking for two cars and private enclosed rear garden.

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.

RECEPTION HALL

Covered entrance with door opening to Reception Hall. Radiator.

CLOAKROOM

With WC and wash hand basin, radiator, window to the front.

KITCHEN

attractively fitted with white high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and space for dishwasher, washing machine and fridge freezer. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching range of eye level wall units. Window overlooking the front, tiled flooring.

LOUNGE/DINING ROOM

A good sized room having double opening French doors leading onto the garden. Useful under stairs storage cupboard, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

PRINCIPAL BEDROOM

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

EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

BEDROOM 2

With two windows overlooking the front, radiator.

BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

OUTSIDE

The property is approached over driveway with parking for two cars. The Front Garden is laid to lawn. Side pedestrian access leads through to the lovely enclosed Rear Garden which is laid to good sized paved sun terrace and lawn with flower and shrub beds, garden entertaining room and two timber storage sheds. The Garden is enclosed with wooden fencing and offers a good level of privacy.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We 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 B - 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

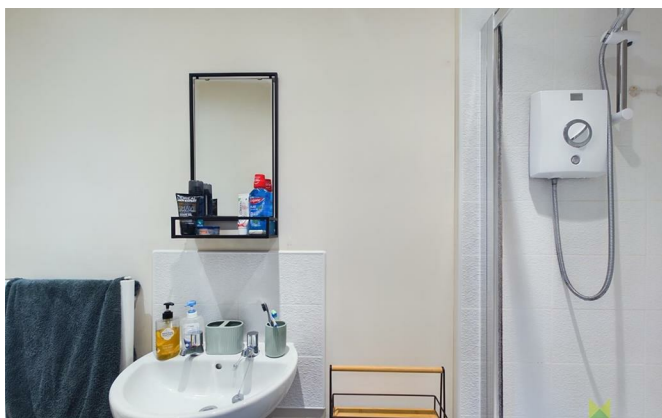
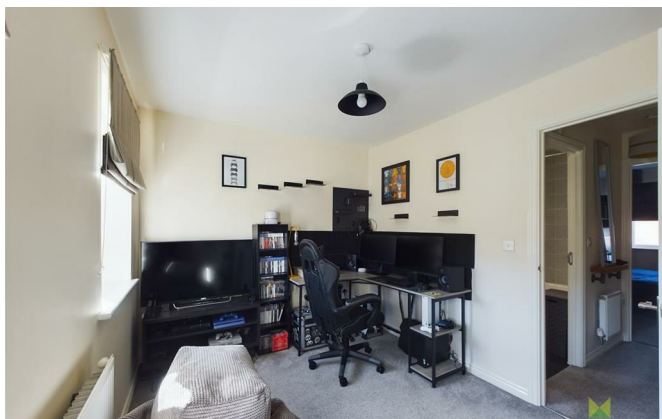
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

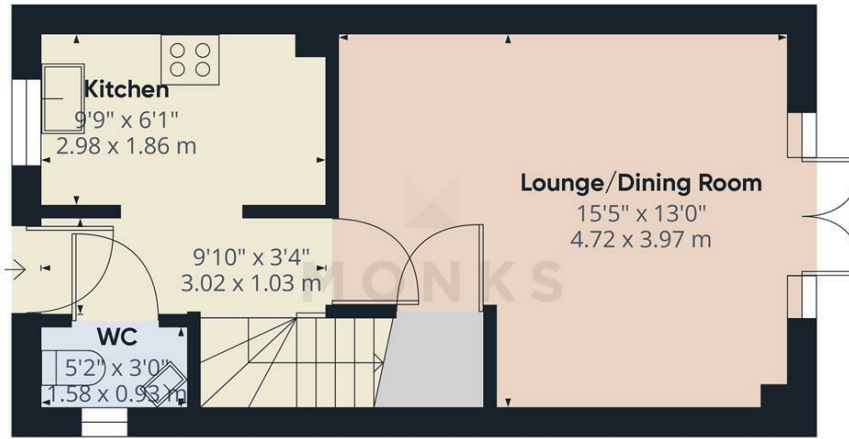
NEED TO CONTACT US

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.

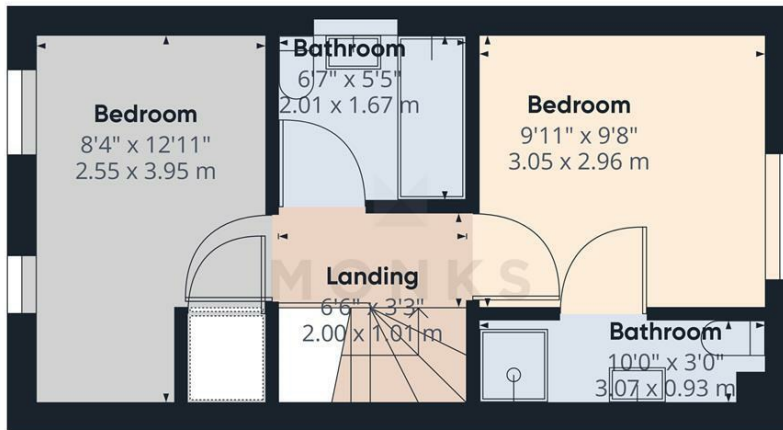
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Floor 0



Floor 1

Approximate total area[®]
625.36 ft²
58.1 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.

GIRAFFE 360



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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 (CO ₂) 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.