

43 Kynaston Drive Wem SY4 5DE



2 Bedroom House - Semi-Detached
Offers In The Region Of £245,000

The features

- BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE
- RECEPTION HALL, LOUNGE, CONSERVATORY
- 2 DOUBLE BEDROOMS AND BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN WITH LARGE WORKSHOP/STORE
- A SHORT STROLL FROM THE RAILWAY STATION
- POPULAR LOCATION IN HEART OF MARKET TOWN
- ATTRACTIVE KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING FOR 3 CARS
- VIEWING ESSENTIAL
- EPC RATING C



***** IMMACULATE 2 BEDROOM SEMI DETACHED HOUSE *****

This beautifully presented semi detached house is perfect for first time buyers or those looking to upsize.

Occupying an enviable position in the heart of this popular North Shropshire market Town, a short stroll from the Railway Station with links to Shrewsbury, Crewe and London and an excellent range of amenities.

The accommodation briefly comprises Reception Hall, Lounge, attractively fitted Kitchen/Dining Room, Conservatory, 2 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, neatly kept enclosed rear garden and large workshop/garden store.

Internal 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

Sealed unit double glazed door opening to Reception Hall with wooden effect flooring, window to the front, radiator.

LOUNGE

A lovely light room with window to the front fitted with plantation style shutter blinds, concealed under stairs storage cupboard, media point, radiator. Double opening wooden and glazed doors to

KITCHEN/DINING ROOM

The Kitchen is fitted with range of soft grey, high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with solid wood work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surround and matching range of eye level wall units, space for fridge/freezer and space and plumbing for washing machine. Window to the rear.

The Dining area has ample space for table, radiator and door to

CONSERVATORY

Being of brick and sealed unit double glazed construction with doors opening onto the Rear Garden.

FIRST FLOOR LANDING

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

BEDROOM 1

A generous double room with window to the front, with fitted plantation style shutter blind, large walk in wardrobe with light point, radiator.

BEDROOM 2

A good sized double room with window overlooking the garden, radiator.

BATHROOM

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

OUTSIDE

The property is approached over driveway with parking

for two cars and additional gravelled area with hardstanding for car. The Rear Garden is a particular feature of the property with a paved sun terrace immediately adjacent to the Conservatory and additional raised patio area, ideal for dining alfresco. Shaped lawn with well stocked flower and shrub beds and enclosed with wooden fencing. To the rear of the Garden is an excellent Workshop/Garden Store/Potting Shed which has power and lighting - and would make a great Home Office or Hobbies Room if required.

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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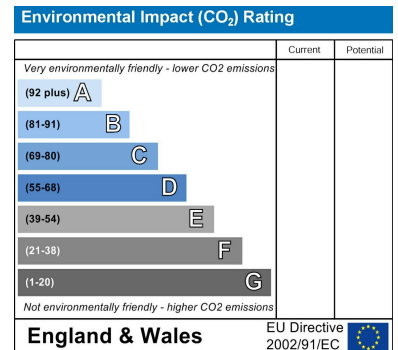
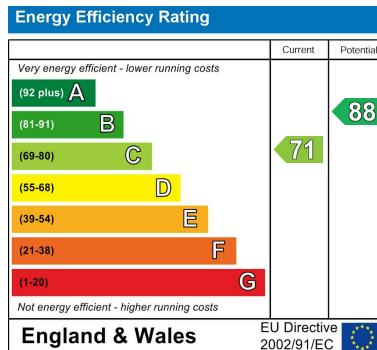
Wem office

13A High Street, Wem,
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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



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