

59 Windmill Meadow Wem SY4 5YH



3 Bedroom House - Semi-Detached
Offers In The Region Of £255,000

The features

- ATTRACTIVE DOUBLE FRONTED SEMI DETACHED HOME
- ENVIABLE LOCATION CLOSE TO ALL AMENITIES
- LOVELY LIGHT LOUNGE, DINING ROOM AND KITCHEN
- TWO FURTHER BEDROOMS AND BATHROOM
- ENCLOSED WALLED GARDEN. VIEWING HIGHLY RECOMMENDED
- PERFECT FOR A GROWING FAMILY
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING, GARAGE
- EPC C



***** DOUBLE FRONTED FAMILY HOME *****

An excellent opportunity to purchase this double fronted 3 bedroom semi detached house, perfect for a growing family.

Occupying an enviable position on this popular development with excellent amenities on hand and being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely light Lounge, Dining Room, Kitchen, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and walled garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable residential location near to the centre of this popular market town, perfect for commuters with the Railway Station providing links to the County Town of Shrewsbury, Crewe and London. Wem offers a plethora of excellent amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and an 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.

LOUNGE

A lovely light room having windows to the front and side, media point, radiator.

DINING ROOM

having window to the front, radiator.

KITCHEN

A spacious galley style kitchen fitted with a range of wall and base units incorporating four-burner hob, oven and 1.5 drainer sink. A useful under stairs cupboard provides additional storage and a part-glazed door onto the garden floods the room with light.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

A wonderfully-proportioned double bedroom with window to the front and built in single wardrobe.

EN SUITE SHOWER ROOM

With suite comprising large shower cubicle with direct mixer shower unit and drench head, wash hand basin and WC. Complementary part tiled surrounds and flooring.

BEDROOM 2

A double bedroom with window to the front.

BEDROOM 3

A good sized single bedroom which could also serve as a home office. Window to the front.

FAMILY BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Complementary part tiled surrounds and flooring, window to the side.

OUTSIDE

The property occupies an enviable position on this development, approached over driveway with parking and leading to the Garage with up and over door, power and lighting. To the front and side is a lawned area with flower and shrub beds. Side gate gives access to the lovely walled enclosed rear garden, which has paved sun terrace and laid to lawn.

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 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 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

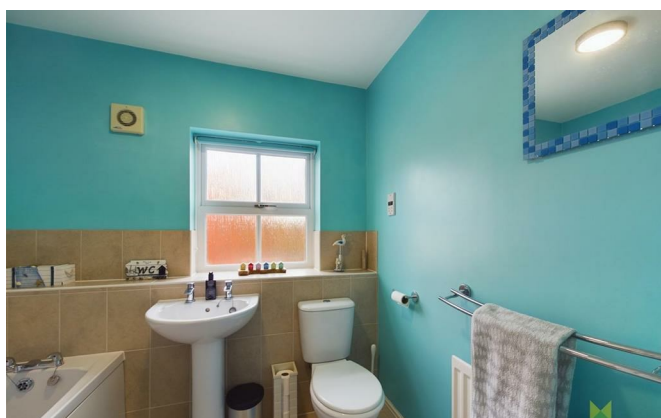
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

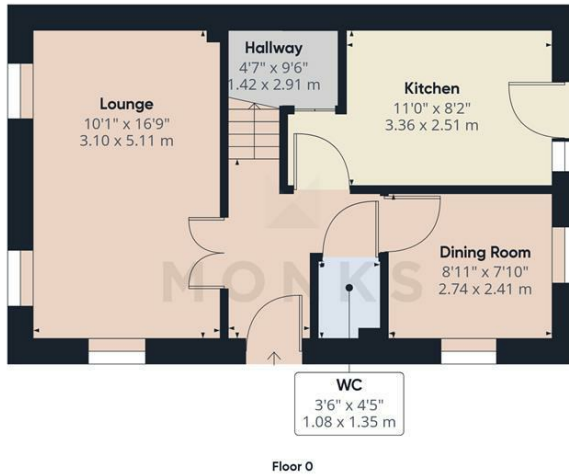
NEED TO CONTACT US

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.

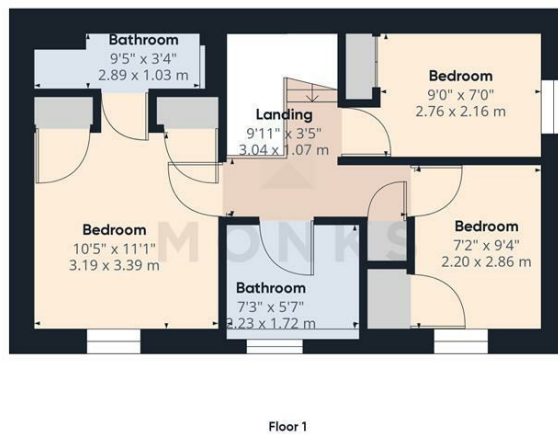
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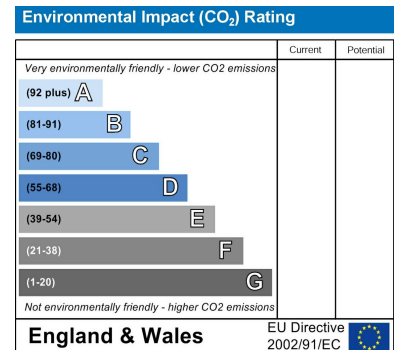
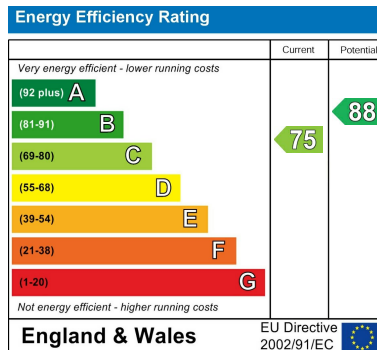
Approximate total area[®]
870.25 ft²
80.85 m²



(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

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.
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