

# 16 Davies Drive Wem Shrewsbury SY4 5YW



## 4 Bedroom House

Offers In The Region Of £315,000

### The features

- FOUR BEDROOM DETACHED HOME
- LOUNGE, DINING ROOM, AND BREAKFAST KITCHEN
- PRINCIPAL BEDROOM AND ENSUITE
- GARAGE, DRIVEWAY PARKING FOR SEVERAL CARS AND EV POINT
- EPC TBC
- ENVIABLE LOCATION ON THE EDGE OF TOWN
- UTILITY AND SEPARATE STORE ROOM
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN



**\*\*\* VERSATILE FAMILY HOME IN PLEASANT EDGE OF VILLAGE LOCATION \*\*\***

Situated on the fringes of the thriving market town of Wem in a quiet cul-de-sac location, the property is ideally placed for schooling and all local amenities, along with a railway station with links to Shrewsbury, Crewe and London.

The property is a well-proportioned family home suitable for both a growing family or those downsizing with an easy flow of versatile reception rooms.

The accommodation briefly comprises entrance vestibule, kitchen, dining room, living room, utility and separate store room, four bedrooms, en-suite shower room and family bathroom.

The property has central heating, double glazing, driveway parking for several vehicles, an EV point and enclosed rear garden.

Viewing recommended.

## Property details

### LOCATION

The property occupies a convenient position in a popular North Shropshire market town. Wem boasts excellent facilities including primary and secondary schools, supermarket, post office, town hall, doctors surgery along with a Railway Station with links Crewe and London and to the nearby county town of Shrewsbury.

### ENTRANCE HALL

Accessed via UPVC front door. Leading to

### L-SHAPED LIVING ROOM

With feature fireplace housing wood burning stove and space for a breakfast table if desired.

### KITCHEN

With range of wall and base units and space for free standing appliances. Window over looking the garden and useful built in pantry.

### UTILITY ROOM

A generous space with wall and base units, space for free standing appliances.

### INTERNAL STORE ROOM

The garage has been divided into two, now offering additional storage accessed from within the house and currently used as a home office.

### DINING/GARDEN ROOM

With french doors onto the garden. Could be utilised as a summer sitting room.

### PRINCIPAL BEDROOM

A spacious room with window to the front.

### EN-SUITE SHOWER ROOM

with fully tiled shower cubicle, wash hand basin and WC. Complementary tiled surrounds, wall mounted heated towel rail.

### THREE FURTHER BEDROOMS

Two double bedrooms with built in storage and a single bedroom.

### FAMILY BATHROOM

Fully tiled white suite comprising panelled bath with mixer taps/shower attachment, wash hand basin and WC. Heated towel rail.

### OUTSIDE

Approached over a tarmac driveway there is parking for several vehicles in front of a garage store with electric shutter door and EV charging point. The front garden is mainly laid to lawn and neatly

kept. The rear garden is laid to lawn with a number of seating areas for alfresco dining and entertaining. Garden shed.

### 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 mains electric, water and drainage are connected with gas fired central heating.

#### COUNCIL TAX BANDING

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

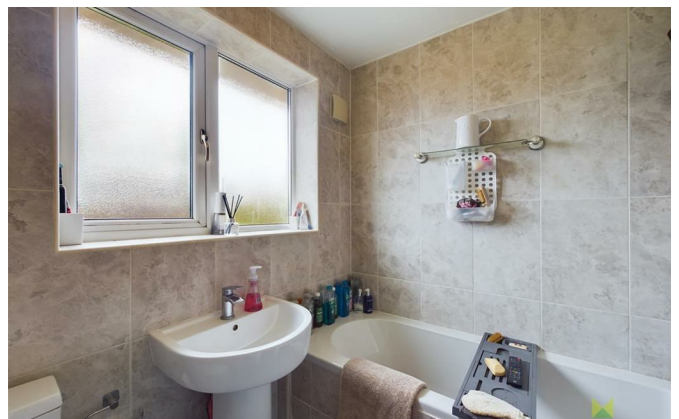
#### NEED TO CONTACT US

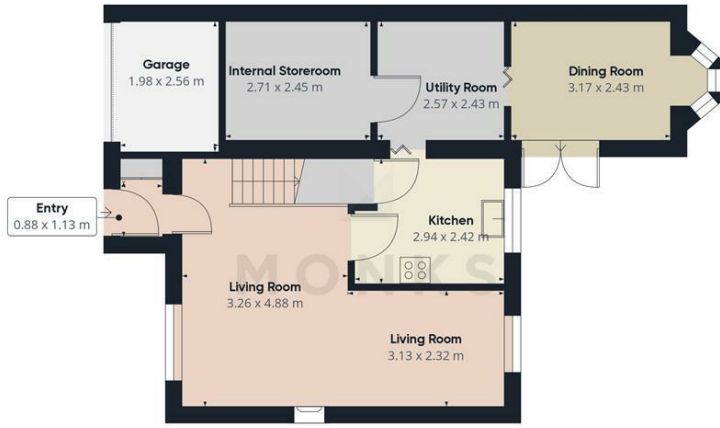
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

## 16 Davies Drive, Wem, Shrewsbury, SY4 5YW.

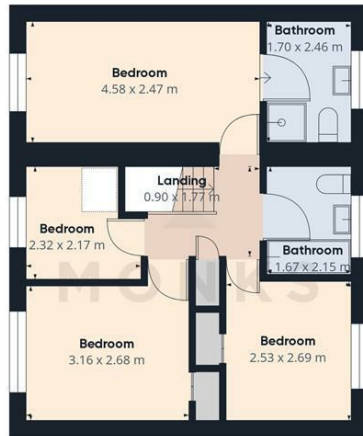
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
103.45 m<sup>2</sup>

(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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>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.
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- 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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