

45 Aston Road Wem SY4 5AZ



3 Bedroom House
Offers In The Region Of £240,000

The features

- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- LOVELY OPEN ASPECT ACROSS TO GRINSHILL TO THE FORE
- KITCHEN/BREAKFAST ROOM, UTILITY AND CLOAKROOM
- DRIVEWAY WITH PARKING,
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE LOCATION ON THE EDGE OF TOWN
- LOUNGE, DINING ROOM AND CONSERVATORY
- 3 BEDROOMS AND SHOWER ROOM
- WELL STOCKED GARDENS TO THE FRONT AND REAR
- EPC D



*** GOOD SIZED HOME WITH OPEN ASPECT TO THE FORE ***

An excellent opportunity to purchase this mature 3 bedroom semi detached house which has been improved by the current owners and is perfect for a growing family

Occupying an enviable position on the edge of this popular North Shropshire market Town, ideally placed for commuters with the Railway Station and all local amenities being a short stroll away.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Conservatory, Breakfast Kitchen, Utility, Cloakroom, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, triple glazing, driveway with parking and lovely established gardens.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of the popular market Town of Wem. A short stroll from amenities including supermarket, chemist, independent stores, cafes, restaurants, public houses, doctors, churches and the active Town Hall. The Railway Station is close by which has links to Shrewsbury, Crewe and London.

RECEPTION HALL

With under stairs storage space and off which radiate the ground floor reception rooms.

LOUNGE

A wonderfully light and spacious room with gas fire set into striking feature surround and large window overlooking the front garden.

DINING ROOM

Opening from the lounge and providing an enjoyable dining space which links through to both the kitchen and conservatory.

CONSERVATORY

Accessed via a sliding door, with dwarf wall and door onto the patio.

BREAKFAST KITCHEN

Fitted with an attractive range of country style units incorporating one and half ceramic bowl sink with mixer taps set into base cupboard. Further range of matching base units with wood effect worksurfaces over and having integrated dishwasher and fridge/freezer with matching fascia panels and space for a free standing oven. Tiled surrounds and matching range of eye level wall units and window overlooking the garden.

UTILITY ROOM

With single drainer sink set into base cupboard and space for appliances. Doors to both the front and rear of the house.

CLOAKROOM

With WC and wash hand basin.

FIRST FLOOR LANDING

From the Reception Hall staircase rises to the First Floor Landing with window to the front.

BEDROOM 1

A lovely light room with window overlooking the rear and built in wardrobes.

BEDROOM 2

With window to the front offering far reaching countryside views and built in double wardrobe.

BEDROOM 3

With window to the front and built in book cases.

SHOWER ROOM

With suite comprising large shower cubicle with direct

mixer shower, wash hand basin and WC. Complementary tiled surrounds and heated towel rail.

OUTSIDE

The property is approached over paved driveway with ample parking. The front garden is partly laid and interspersed with flowering herbaceous beds and bordered by mature hedging. The mature rear garden is laid to paved sun terrace with steps leading up to an expanse of lawn with well stocked flower, shrub and herbaceous beds and enclosed with wooden fencing. Garden shed and greenhouse.

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](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

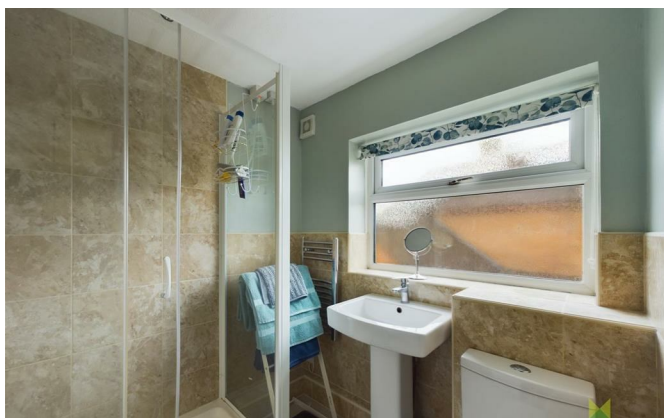
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

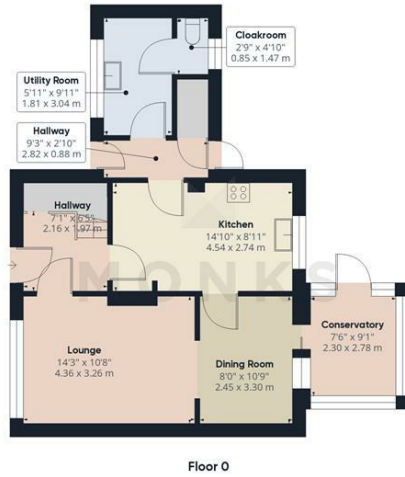
NEED TO CONTACT US

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.

45 Aston Road, Wem, SY4 5AZ.

3 Bedroom House
Offers In The Region Of £240,000





Approximate total area⁽¹⁾
 1033.98 ft²
 96.06 m²

Reduced headroom
 0.11 ft²
 0.01 m²



(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

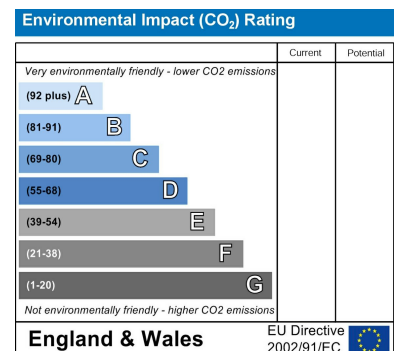
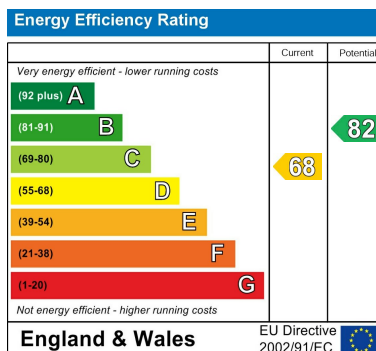
Wem office

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



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.