

15 Garbet Close Wem SY4 5JT



3 Bedroom Bungalow - Detached
Offers In The Region Of £325,000

The features

- GENEROUSLY PROPORTIONED
- PRIME CENTRAL WEM LOCATION
- LOW MAINTAINENCE GARDEN
- DRIVEWAY AND PARKING
- NO UPWARD CHAIN
- THREE BEDROOMS
- RE-FITTED SHOWER ROOM
- KITCHEN/BREAKFAST ROOM
- LIBRARY/LIVING/DINING ROOM
- EPC D



**** A WONDERFULLY PROPORTIONED DETACHED BUNGALOW CLOSE TO WEM AMENITIES ****

Occupying an enviable position in this coveted cul-de-sac location nearby to Wem Central Shopping Park. The property is ideally placed for access to the thriving town centre and being close to the Railways Station with links to Shrewsbury, Crewe and London.

Attractively presented and offering spacious accommodation including Reception Hall, Living/ Dining Room with Library, Kitchen/ Breakfast Room, three Bedrooms and Shower Room.

The property has double glazing, gas central heating, driveway with parking in front of a detached single Garage and established rear garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies a convenient position right in the heart of this popular North Shropshire Market Town, a stone's throw from all the Town's amenities. Wem boasts excellent facilities including a Supermarket with Post Office, Town Hall, Churches and Doctors along with a Railway Station with links Crewe and London and to the nearby County Town of Shrewsbury.

RECEPTION HALL

With access to roof space and two storage cupboards housing the boiler and consumer unit.

LIVING/DINING ROOM

A superbly proportioned L-shaped room flooded with light from several large windows along two elevations. A library area opens in the dining room offering a versatile and generous space. The living room features a gas fire set into a striking ornate surround.

BREAKFAST KITCHEN

Fitted with a range of wooden fronted units incorporating one-and-a-half bowl sink unit with mixer tap set into base cupboard, further range of matching cupboards and drawers with round edge work surfaces over and having space/plumbing for washing machine, space for fridge and cooker. Tiled surrounds, matching range of eye level wall units with breakfast bar area. Door to the side porch.

BEDROOM ONE

A generous sized room having window overlooking the rear garden and built in wardrobes.

BEDROOM TWO

Another double bedroom with door out to the rear garden.

BEDROOM THREE

Having window to the side.

SHOWER ROOM

Fitted with suite comprising large shower cubicle fitted with electric shower unit, wash hand basin and WC. Complementary marble effect multi panelling and heated towel rail.

OUTSIDE

Approached over driveway with parking for two cars leading to GARAGE with up and over door, power and lighting, service door directly into garden. The front garden is laid to lawn with flower and shrub beds. Side pedestrian access to both sides of bungalow to the enclosed rear garden, laid for ease of maintenance to paved and gravelled sun terrace with inset flower and

shrub beds and shaped lawn, enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and 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 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](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.

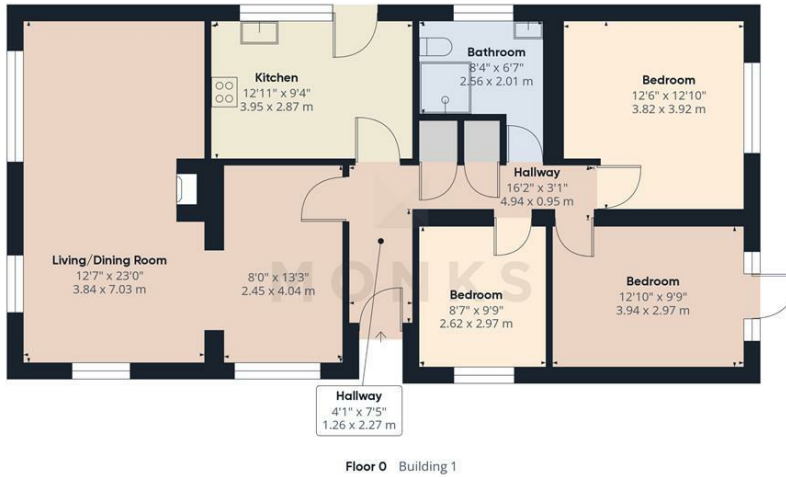
NEED TO CONTACT US

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.

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Floor 0 Building 1



Floor 0 Building 2



Approximate total area[®]
1228.16 ft²
114.1 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.

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

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	84

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	

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- 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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.