

# 19 Swain Close Wem SY4 5NZ



4 Bedroom House - Detached  
Guide Price £395,000

## The features

- FOUR EXCELLENT SIZED BEDROOMS
- TWO BATHROOMS
- VERSATILE RECEPTION ROOMS
- CONTEMPORARY KITCHEN
- EPC C
- CUL-DE-SAC LOCATION
- NEARBY TO SCHOOLS AND AMENITIES
- LANDSCAPED REAR GARDEN
- SPACE FOR A HOME GYM



**\*\*\* EXTENDED AND MODERNISED FAMILY HOME IN DESIRABLE RESIDENTIAL ENCLAVE \*\*\***

Offering generously proportioned and well-presented accommodation which has evolved under the current ownership to suit every-day family living and larger scale entertaining. Occupying an enviable position on the edge of this sought after address at the fringes of Wem.

The accommodation briefly comprises Reception Hallway, Living Room, Dining Room, Family Room, Kitchen, Utility Room, Cloakroom, Four Bedrooms, en-suite Shower Room and Family Bathroom.

Outside there is driveway parking for two cars in front of an integral garage. Set in a generous plot with landscaped rear garden featuring a brick built store and raised beds, there is a wonderful open front aspect to the house with vista across to the nearby fields.

The property has double glazing and gas central heating.

## Property details

### LOCATION

The property occupies an enviable position in a popular enclave of executive homes in the heart of a thriving market town of Wem. The area is ideal for families with nearby schooling and commuters with the Railway Station a short drive away providing links to the County Town of Shrewsbury, Crewe and London. Wem offers an excellent range of facilities and amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and an active town hall. There is a regular bus service to nearby Shrewsbury.

### ENTRANCE HALLWAY

A light and open space laid to tile and off which radiates the ground floor accommodation. Double doors open into the

### LIVING ROOM

A generous room with the window to the front and coal effect gas fire set into feature fireplace with moulded surround. Double doors open into the

### DINING ROOM

An excellent sized dining space with a range of built in cabinetry and door directly into the kitchen.

### FAMILY ROOM

This wonderfully versatile addition by the current owners leads off the dining area and could serve a number of uses including a play room, games room or family. There are views onto the garden and direct access onto the terrace through French doors.

### KITCHEN

Recently refitted with a range of high gloss cabinetry under contrasting worksurfaces and incorporating a composite sink. There is space for a range of free-standing appliances and a useful pantry.

### UTILITY ROOM

Complementing the kitchen is a well-fitted working space for everyday life with a secondary sink set into worksurfaces with space for free standing appliances underneath. Door onto the garden.

### PRINCIPAL BEDROOM

A generous sized double bedroom with two sets of built in wardrobes and window to the front offering an open aspect view to the neighbouring fields.

### EN-SUITE SHOWER ROOM

with suite comprising walk in shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds and radiator.

### BEDROOM TWO

Another generous sized double bedroom with open aspect to the front and built in wardrobe.

### BEDROOM THREE

With window overlooking the garden and built in wardrobe.

### BEDROOM FOUR

With window overlooking the garden, a good sized fourth bedroom or optional study room.

### FAMILY BATHROOM

with suite comprising panelled shower bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail and window to rear.

### OUTSIDE

Approached over hardstanding there is driveway parking for a number of vehicles in front of an integral GARAGE which is currently utilised as part store room, part home gym.

The rear garden is mainly laid to lawn and terrace for ease of maintenance with raised borders and a number of seating areas. A brick built garden store provides additional storage for garden equipment.

### 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 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.









## 19 Swain Close, Wem, SY4 5NZ.

4 Bedroom House - Detached  
Guide Price £395,000





## Judy Bourne

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## Get in touch

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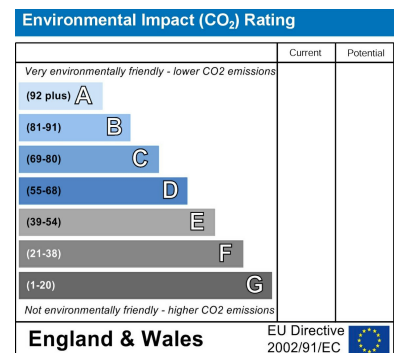
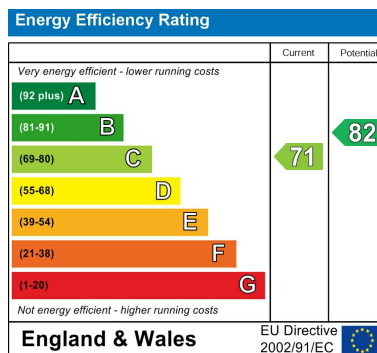
## Wem office

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



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