

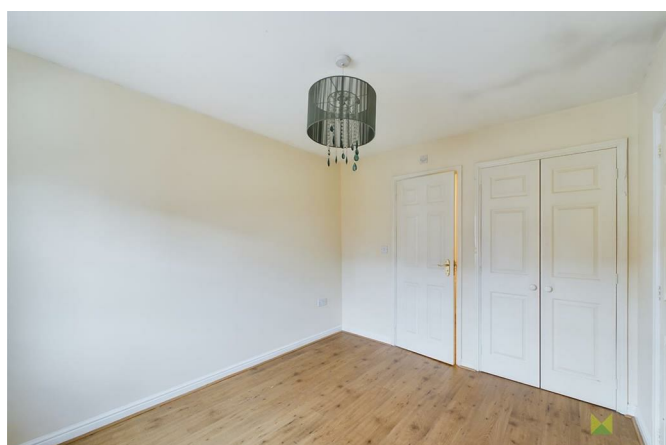
16 Windmill Meadow Wem SY4 5YH



3 Bedroom House - Terraced
Offers In Excess Of £185,000

The features

- PERFECT FOR FIRST TIME BUYER
- RECEPTION HALL WITH CLOAKROOM, LOUNGE/DINING ROOM, KITCHEN
- 2 FURTHER BEDROOMS AND BATHROOM
- ALLOCATED PARKING AND GARAGE
- VIEWING RECOMMENDED
- SOUGHT AFTER LOCATION ON THE EDGE OF THE TOWN
- PRINCIPAL BEDROOM WITH EN SUITE
- ENCLOSED REAR GARDEN
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING C



***** MODERN 3 BED MID TERRACE WITH NO UPWARD CHAIN *****

An excellent opportunity to purchase this modern 3 bedroom mid terrace house - perfect for first time buyers or a growing family and offered for sale with no upward chain.

Occupying an enviable position on the edge of this popular North Shropshire market Town with excellent amenities on hand including the Railway Station with links to Shrewsbury, Crewe and London.

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

The property has the benefit of gas central heating, double glazing, enclosed rear garden and garage.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

ENTRANCE HALL

Covered entrance with door opening to Reception Hall with radiator. Wooden effect flooring.

CLOAKROOM

With low flush WC and wash hand basin.

KITCHEN

Fitted with range of base and wall mounted units with tiled surround, single sink drainer unit, built in single oven with four ring hob and extractor hood over, space and plumbing for washing machine, space for dishwasher and space for fridge freezer, window to the front, radiator.

LOUNGE / DINING ROOM

A good sized room, well lit with window and French door opening to the garden. Decorative fireplace and surround, useful under stairs storage cupboard, media point, radiators.

FIRST FLOOR LANDING

Staircase from the entrance hall to first floor landing with airing cupboard.

BEDROOM ONE

Built in double wardrobe, radiator and double glazed window to the front.

EN-SUITE

Suite comprises shower enclosure, low flush WC and wash hand basin.

BEDROOM TWO

With window to the rear and radiator.

BEDROOM THREE

With window to the rear and radiator.

BATHROOM

Suite comprising panelled bath, low flush WC and wash hand basin. Window, tiled surround to walls.

OUTSIDE

To the front is a gravelled forecourt area. The Rear Garden has a paved sun terrace and lawn, enclosed with wooden fencing and gate giving access to the rear parking area with allocated space and GARAGE.

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 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.

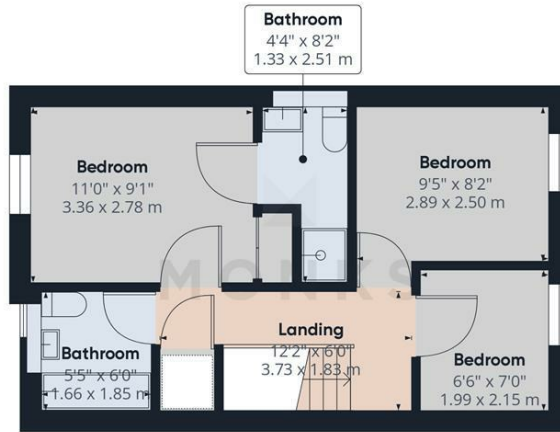
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Floor 0



Floor 1

Approximate total area[®]
724.41 ft²
67.3 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



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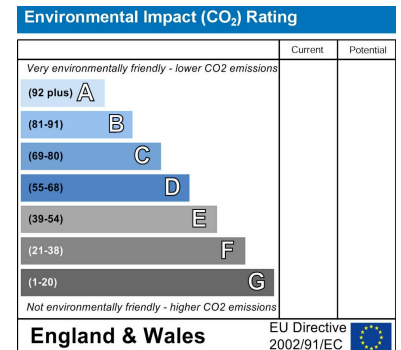
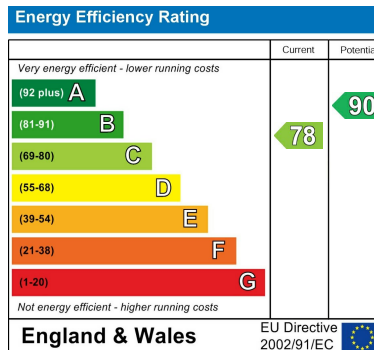
Wem office

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



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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