

# 4 Brookside Newtown Wem SY4 5NR



3 Bedroom House - Semi-Detached  
Offers In The Region Of £285,000

## The features

- FABULOUS RURAL VIEWS
- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- LARGE OPEN PLAN LIVING/DINING/KITCHEN
- DRIVEWAY WITH AMPLE PARKING
- DOWNSTAIRS WC
- ENVIABLE VILLAGE LOCATION WITH PRIMARY SCHOOL
- LOUNGE WITH LOG BURNER
- 3 BEDROOMS AND BATHROOM
- LARGE REAR GARDEN BORDERED BY OPEN FARMLAND
- EPC RATING E



**\*\*\* FABULOUS GARDEN AND RURAL VIEWS \*\*\***

**An excellent opportunity to purchase this mature 3 bedroom semi detached house set in an excellent sized garden with impressive open views to both front and rear.**

**Occupying an enviable position in the heart of this popular and small village, perfect for growing families with its primary school and ease of access to the nearby market Town of Wem which has excellent local amenities including Railway Station.**

**The accommodation briefly comprises Reception Hall, downstairs wc, Lounge with log burner, Living/Dining/Kitchen, Utility/Boot Room, 3 Bedrooms, Bathroom, large Garden Store and fabulous sized Rear Garden bordered by open farmland.**

**Viewing highly recommended.**

## **Property details**

### **LOCATION**

The property occupies an enviable position in this popular and much sought after Village which boasts an excellent primary school. Ideally placed a short drive from the busy market Town of Wem which has good local facilities including schools, doctors, churches, restaurants/public houses, supermarket, independent stores, active Town Hall and many recreational facilities. There is also a railway station with links to Shrewsbury, Crewe and London.

### **ENTRANCE**

with double glazed entrance door opening to Reception with stairs to the first floor, radiator.

### **DOWNSTAIRS WC & BASIN**

### **LOUNGE**

having window to the front, chimney breast housing cast iron log burner, media point, radiator, wooden effect floor covering.

### **FAMILY KITCHEN/DINING ROOM**

Family/Dining area with radiator, tiled floor, opening to Kitchen which is fitted with range of cream fronted shaker style units incorporating deep glazed sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for dishwasher and cooker with concealed extractor over, tiled surrounds and matching range of eye level wall units, windows to the side and rear, continuation of tiled flooring. Door to the garden.

### **UTILITY/BOOT ROOM**

with range of cupboards and drawers with work surfaces over and space for appliances. Window to the side, radiator.

### **FIRST FLOOR LANDING**

From the entrance staircase leads to the First Floor Landing with window to the side, access to roof space.

### **BEDROOM 1**

with window to the front with lovely rural view over farmland. Chimney breast with recess, radiator.

### **BEDROOM 2**

with window to the rear with lovely views over the garden and open countryside beyond. Radiator.

### **BEDROOM 3**

with window to the front, built in storage cupboard, radiator.

### **BATHROOM**

with suite comprising panelled bath, fully tiled shower

cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### **OUTSIDE**

The property is approached over brick paved driveway with parking for several cars and screened with mature hedging. Side pedestrian access leads around to the Rear Garden which is an excellent size being laid to brick paved sun terrace and additional paved patio, ideal for those who love to dine alfresco. The garden is then laid extensively to lawn with flower, shrub and herbaceous beds and enclosed with mature hedging which is bordered to the rear by open farmland. Large brick built store.

### **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 oil fired central heating.

#### **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.

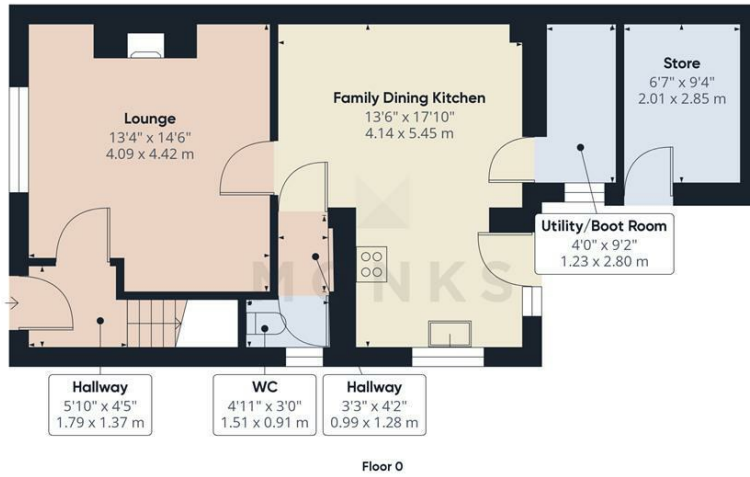
#### **NEED TO CONTACT US**

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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Approximate total area<sup>®</sup>  
977.04 ft<sup>2</sup>  
90.77 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.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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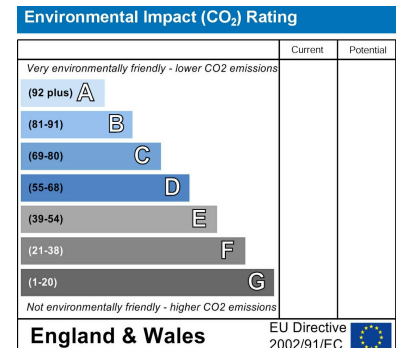
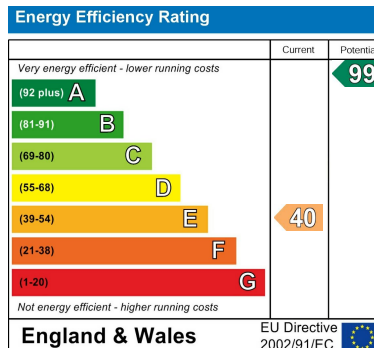
## Wem office

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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