

12 Isherwoods Way Wem Shrewsbury SY4 5GD



3 Bedroom House - End Terrace
Guide Price £210,000

The features

- CONVENIENT LOCATION NEARBY TO AMENITIES
- OPEN ASPECT TO THE FRONT
- ENCLOSED AND WONDERFULLY PRIVATE REAR GARDEN
- TWO PARKING SPACE
- CLOSE TO THE RAILWAY STATION
- THREE BEDROOMS
- FAMILY BATHROOM
- SPACIOUS LIVING ROOM
- CONTEMPORARY KITCHEN/DINER
- EPC RATING C



*** WELL-PROPORTIONED END OF TERRACE HOUSE ***

An excellent opportunity to purchase this three-bedroom end of terrace home, ideal for first-time buyers, investors or those downsizing.

Occupying an enviable position on the peripherals of this sought after development in the popular market town of Wem which offers an excellent range of amenities including Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises of Entrance Hall with Cloakroom, Living Room, Fitted Kitchen/Diner, Three Bedrooms and a Family Bathroom. The property also benefits from Off Street Parking, enclosed rear Garden, Gas Central Heating and UPVC Double Glazing.

Property details

LOCATION

The property occupies a convenient position in the heart of the popular market Town of Wem, ideal for commuters with the Railway Station being a short distance away with links to the County Town of Shrewsbury, Crewe and London. Wem is a well serviced town 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.

RECEPTION HALL

With radiator and door to:

CLOAKROOM

With low flush WC, wash hand basin, radiator and window to front.

LIVING ROOM

A generously proportioned room with window overlooking the front, deep under stairs storage cupboard, media and television point. Double doors leading to:

KITCHEN/DINER

The kitchen is fitted with a contemporary range of units incorporating one and half bowl stainless steel single drainer sink unit, set into base cupboard. Further range of matching cupboards and drawers with round edge worksurfaces over and having inset 4 ring hob unit with extractor hood over and oven and grill beneath, space for fridge freezer. Deep tiled surrounds and matching range of eye level wall units. Window overlooking the garden. Dining Area with double opening French doors leading to the garden.

Staircase leads to FIRST FLOOR LANDING with airing cupboard having slatted shelving, radiator, access to roof space.

BEDROOM ONE

A double bedroom with an extensive range of fitted wardrobes and window to the front.

BEDROOM TWO

Another double bedroom with window to the rear.

BEDROOM THREE

A single bedroom with window to the rear.

FAMILY BATHROOM

Fitted with white suite comprising panelled bath with mixer taps, electric shower over, wash hand basin, low level WC, extractor fan, radiator and window to the rear.

OUTSIDE

The enclosed rear garden is mainly laid to lawn with flower with garden shed and double gates opening to Car Park with two allocated parking spaces.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries. There is an annual service charge for the maintenance of the green spaces. For 2024 the charge was £222.00

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.

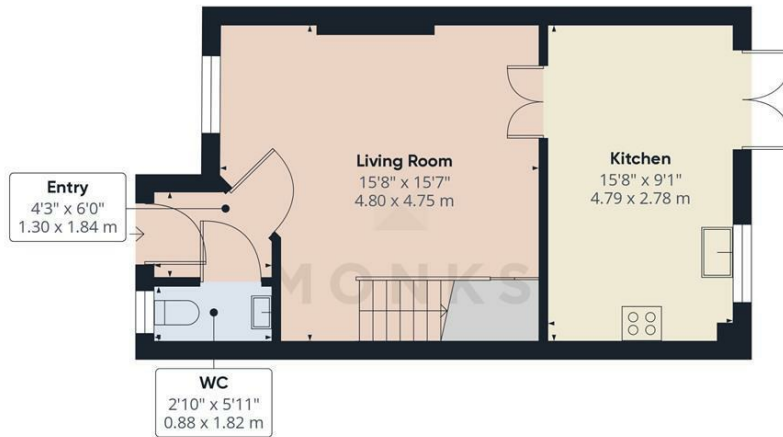
NEED TO CONTACT US

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

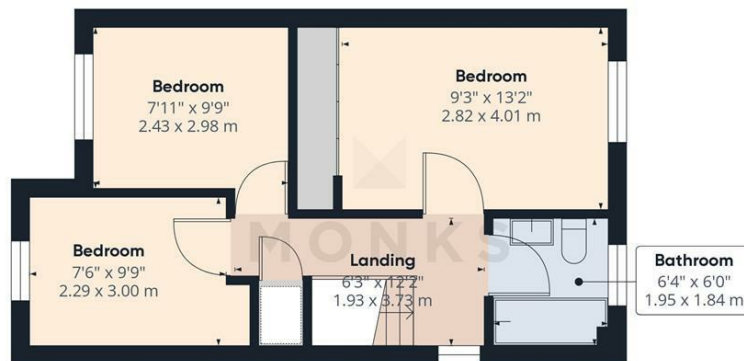
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Floor 0



Floor 1



Approximate total area[®]
796.84 ft²
74.03 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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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		87
(81-91) B		
(69-80) C	73	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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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