

45 Harris Croft Wem SY4 5DU



5 Bedroom House - Detached
Offers In The Region Of £365,000

The features

- MUCH IMPROVED AND EXTENDED 5 BEDROOM DETACHED
- PERFECT FOR A GROWING FAMILY
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING, GARAGE AND ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED (NO CHAIN)
- ENVAIBLE LOCATION WITH OPEN ASPECT TO THE FORE
- LOUNGE, FAMILY/SITTING ROOM, EXCELENT OPEN PLAN LIVING/DINING/KITCHEN
- 4 FURTHER BEDROOMS AND FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES AND RAILWAY STATION
- EPC RATING C



***** IMPRESSIVE 5 BEDROOM DETACHED WITH OPEN ASPECT *** NO CHAIN *****

An excellent opportunity to purchase this excellent family home, which has been extended and improved to provide spacious and versatile accommodation - perfect for today's modern lifestyle - growing family, work from home or those who love to entertain.

Occupying an enviable position tucked away on this quiet and popular development with lovely open aspect to the fore. Ideally placed for all amenities and a short stroll for commuters to the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Sitting Room/Family Room, spacious open plan Living/Dining/Kitchen, Principal Bedroom with en suite, 4 further Bedrooms and family Bathroom.

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

Viewing highly recommended and no upward chain.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town. 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 thriving and self sufficient town with a range of excellent local amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall.

RECEPTION HALL

Covered entrance with door opening to Reception Hall with wooden effect floor covering, radiator.

CLOAKROOM

With WC and wash hand basin and radiator,

LOUNGE

A generous sized room having window to the front with pleasant open aspect, media point, radiator.

SITTING/FAMILY ROOM

A great multi purpose room with walk in bay window to the front with lovely open aspect, useful storage cupboard, radiator.

OPEN PLAN LIVING/DINING/KITCHEN

An excellent room - perfect for family living or those who love to entertain.

The Living/Dining area is naturally well lit with window and double opening French doors leading onto the garden, media point, radiator, tiled flooring and under floor heating.

Kitchen is fitted with range of contemporary white high gloss units incorporating under mount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with solid work surfaces over and having space beneath for washing machine and dishwasher. 4 ring hob with extractor hood over and cutlery and pan drawers beneath and built in double oven and grill with cupboards above and below and fridge freezer to the side. Matching range of eye level wall units with concealed lighting beneath, window to the rear.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Galleried Landing with access to roof space.

PRINCIPAL BEDROOM

A lovely light room having two windows overlooking the front, built in double wardrobe, radiator.

EN SUITE SHOWER ROOM

with suite comprising fully tiled shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

BEDROOM 2

with window overlooking the rear garden, radiator.

BEDROOM 3

With window overlooking the front with open aspect and velux roof light to rear, radiator.

BEDROOM 4

with window to the rear, radiator.

BEDROOM 5

with window to the rear, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with mixer taps

OUTSIDE

The property occupies an end of private drive location with parking for several cars and leading to the garage - and has an open aspect to the fore. Side pedestrian access around to the Rear Garden which has a good sized paved sun terrace, sleeper divide and three steps up to the lawn with flower and shrub beds. Enclosed with wooden fencing.

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 where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

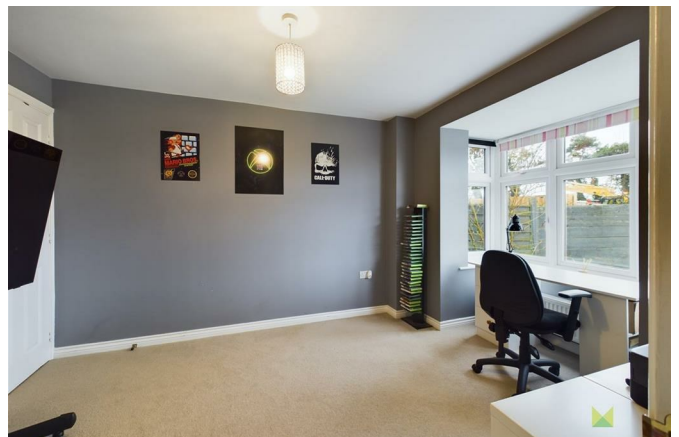
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

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

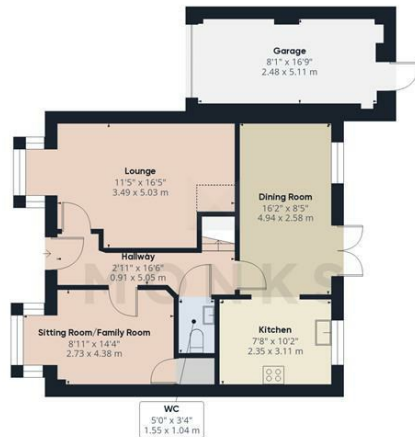




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Floor 0



Floor 1



Approximate total area⁽¹⁾

1383.25 ft²
128.51 m²

Reduced headroom

9.6 ft²
0.89 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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		
(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		
(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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