

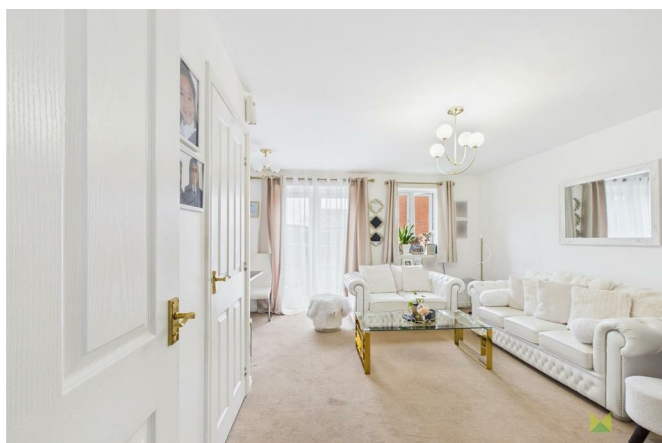
47 Harris Croft Wem Shrewsbury SY4 5DU



3 Bedroom House - Detached
Guide Price £255,000

The features

- CUL-DE SAC LOCATION
- EDGE OF DEVELOPMENT OVERLOOKING OPEN FIELDS
- NEARBY TO AMENITIES AND SCHOOLING
- CLOSE TO THE RAILWAY STATION
- WELL PROPORTIONED DETACHED HOME
- THREE BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- EPC RATING C



***** EDGE OF DEVELOPMENT LOCATION OVERLOOKING OPEN FIELDS *****

An excellent opportunity to acquire this well-proportioned detached home standing on the edge of a popular residential location of the peripherals of Wem. 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 Entrance Hall, Kitchen, Living/Dining Room, Cloak Room, Three Bedrooms and a Family Bathroom.

The property has gas central heating, double glazing and allocated parking for two vehicles.

Viewing highly recommended.

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.

ENTRANCE HALL

Approached via part glazed uPVC front door.

KITCHEN

Fitted with a range of wood effect cabinetry under contrasting worksurfaces incorporating 1.5 stainless steel drainer sink and four ring burner gas hob. Space for free standing appliances and window to the front.

LIVING AND DINING ROOM

A light flooded with room with french doors into the garden and storage cupboard.

CLOAK ROOM

With low level flush WC and hand wash basin. Window to the front.

PRINCIPAL BEDROOM

A spacious double bedroom with window to the front enjoying far reaching views over neighbouring countryside.

BEDROOM TWO

Another double bedroom with built in wardrobes and window to the rear.

BEDROOM THREE

A single bedroom with window to the rear.

FAMILY BATHROOM

Fitted with a white suite comprising panelled bath with shower over, low level flush WC and wash hand basin. Window to front.

OUTSIDE

Approached over pathway flanked by flower beds. Enclosed rear garden mainly laid to lawn with raised beds and decking to the far end. Side pedestrian access to ALLOCATED PARKING for two cars adjacent to the house and garden.

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

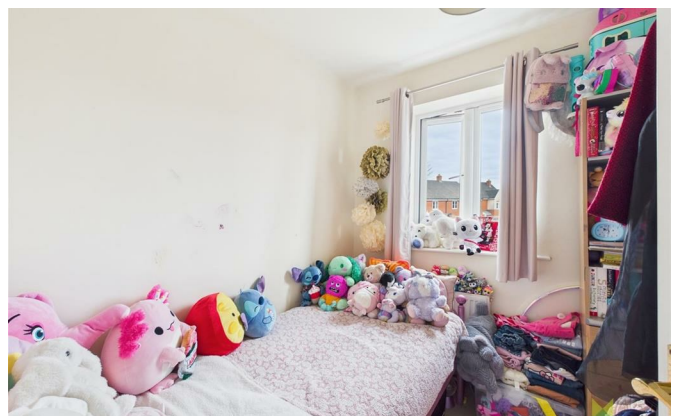
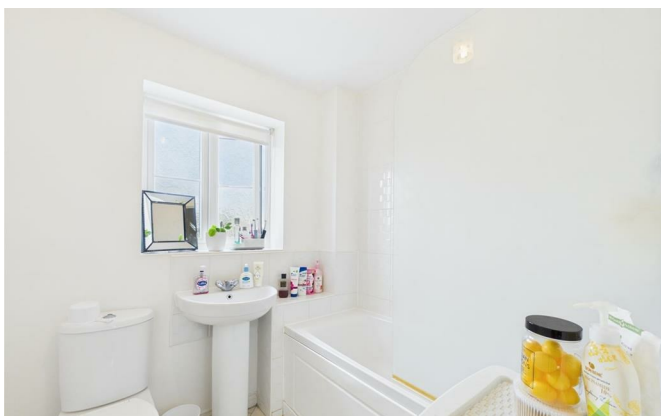
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

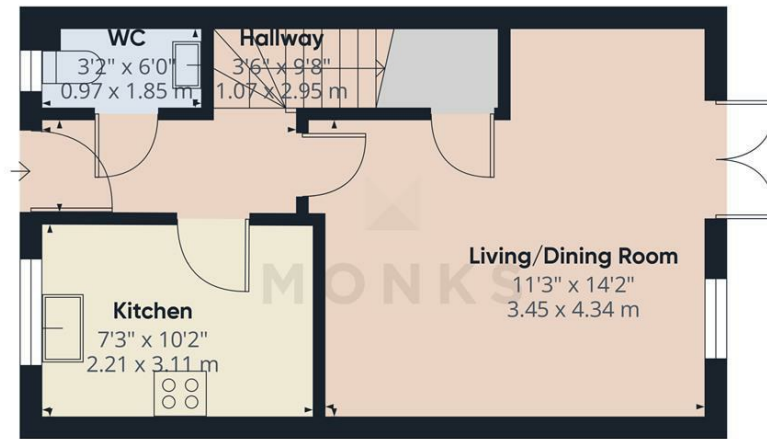
NEED TO CONTACT US

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

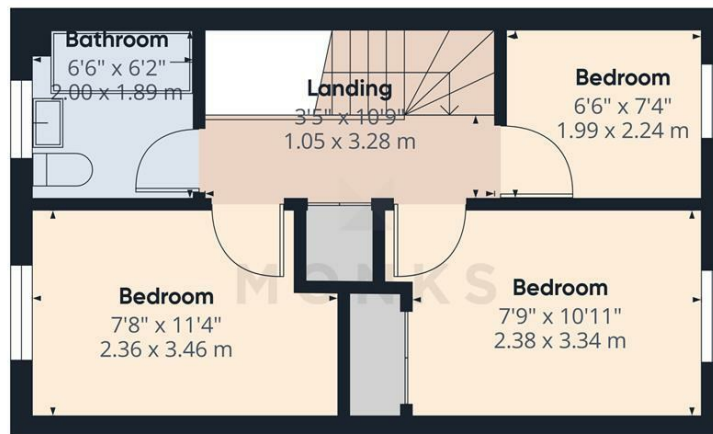
47 Harris Croft, Wem, Shrewsbury, SY4 5DU.

3 Bedroom House - Detached
Guide Price £255,000





Floor 0



Floor 1



Approximate total area⁽¹⁾
661.77 ft²
61.48 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 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		90
(81-91) B	77	
(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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- 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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