



MONKS

3 Guttery Close Wem SY4 5YG

4 bedroom House - Detached property
Offers in the region of £425,000







*** IMPRESSIVE FAMILY HOME WITH DOUBLE GARAGE AND FRONT OPEN ASPECT ***

This wonderfully proportioned and much improved 4 bedroom home offers generous and versatile accommodation ideal for everyday living and larger scale entertaining. Well suited for a growing family or those working from home.

Occupying an enviable cul-de-sac location overlooking an open green area with a short walk to the centre of Wem which offers an excellent range of amenities and facilities along with Railway Station which has links to Shrewsbury, Crewe and London.

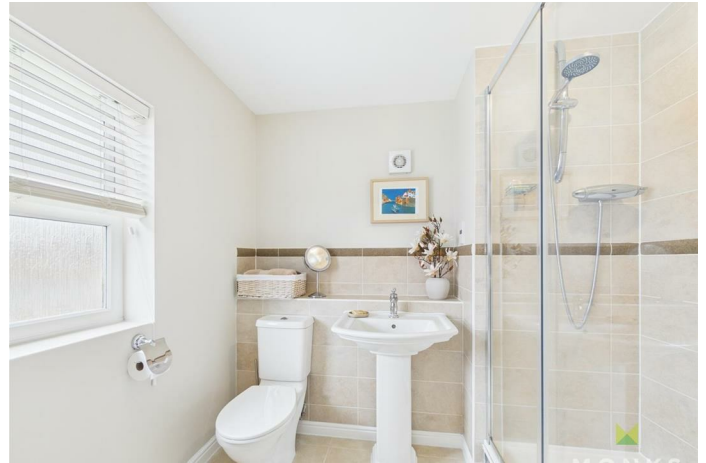
The accommodation briefly comprises Central Hallway, Living Room, Garden Room, Kitchen and Dining Room with Utility Room, Study/Playroom and Cloak Room. Upstairs are Four generously sized bedrooms serviced by Two Bathrooms.

The property has gas central heating, double glazing, Full Fibre broadband along with the added benefit of Solar Panels with a 5kw battery. The boiler was replaced in 2021.

Viewing highly recommended.

3 Guttery Close
Wem
SY4 5YG





LOCATION

The property occupies an enviable position with a short walk to the centre 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.

RECEPTION HALLWAY

Part glazed uPVC front door opens into a welcoming central hallway off which radiate the reception rooms. Useful under stairs storage cupboard.

LIVING ROOM

An elegantly proportioned room laid to wood effect flooring with bay window to the front and double doors into the

GARDEN ROOM

A striking addition by the current owners providing a versatile reception room with vaulted ceiling and with french doors out to the garden.

OPEN PLAN KITCHEN DINING ROOM

The kitchen is fitted with an extensive range of shaker style cabinetry under marble effect work surfaces incorporating 1.5 drainer composite sink. Space for freestanding appliances with ample room for a six seater dining room table and chairs overlooking the garden through bay window. Door into the

UTILITY ROOM

Fitted with countertop incorporating stainless steel sink and space under for freestanding appliances. Eye level units and door out to garden.

STUDY

A delightful and well lit room with window to the front which could alternatively serve as a playroom.

CLOAK ROOM

With low-level WC and space saver wash hand basin set into vanity unit. Window to side.

Stairs rise to the first floor gallery landing off which radiate the bedrooms and loft hatch access.

PRINCIPAL BEDROOM

A generous double bedroom with two built-in wardrobes and windows overlooking the garden. Door into the

EN SUITE SHOWER ROOM

Fitted with a traditional style white suite incorporating large hand wash basin, low level WC and large shower cubicle with mixer head over. Heated towel rail and window to rear.

BEDROOM TWO

A double bedroom with built-in wardrobe and window to the rear.

BEDROOM THREE

Another double bedroom with built-in wardrobe and window to the front overlooking the open green.

BEDROOM FOUR

A generous sized single bedroom with window to the front.

FAMILY BATHROOM

Fitted with a white suite comprising panelled bath with mixer shower over, low level WC and hand wash basin. Deep set window sill and window to side.

OUTSIDE

The property is approached over hardstanding providing parking for two vehicles in front of a detached double garage with electric door and EV charging point. Service door directly into the garden.

A paved pathway leads around the front of the property where lawns are flanked by well stocked flowerbeds and mature hedging. Open aspect overlooking community parkland with duck pond. The delightful enclosed rear garden has been carefully landscaped and planted to create a wonderful blend of lawn, several seating areas and well stocked borders bursting with all year round colour and interest. Vegetable patch, greenhouse and pedestrian side gate access.

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



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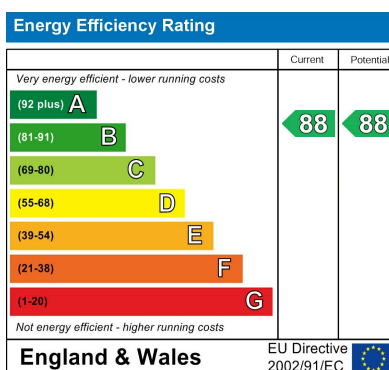
Wem office

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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



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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.