

# 13 Dickins Meadow Wem Shrewsbury SY4 5FD



2 Bedroom House  
Offers In The Region Of £210,000

## The features

- SPACIOUS TWO BEDROOM HOUSE
- EN-SUITE AND BATHROOM
- LIVING ROOM
- OPEN PLAN KITCHEN AND DINING ROOM
- LARGE ENCLOSED GARDEN
- NEATLY PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- NEARBY TO AMENITIES AND SCHOOLING
- ALLOCATED PARKING SPACE
- EPC RATING C



**\*\*\* LARGE FOOTPRINT TWO-BEDROOM HOUSE WITH GENEROUS GARDEN \*\*\***

An excellent opportunity to purchase this two-bedroom mid-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 Entrance Porch with Cloakroom, spacious Living Room, Kitchen/Dining Room, Two bedrooms, En-Suite Shower Room and a Family Bathroom.

The property has gas central heating, double glazing, allocated parking for one car and enclosed landscaped rear garden.

Viewing highly recommended.

## 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.

### ENTRANCE PORCH

Partly glazed wooden front door opens into entrance porch laid to wood effect flooring.

### CLOAK ROOM

With low-level flush WC and hand wash basin laid to tiled flooring.

### LIVING ROOM

An excellent sized room having window to the rear overlooking the garden, radiator, media point.

### OPEN PLAN KITCHEN AND DINING ROOM

The kitchen is fitted with an extensive range of high gloss cabinetry under contrasting work surfaces incorporating 1.5 composite drainer sink and four ring burner gas hob. Under counter space for freestanding appliances and a further range of matching eye level units. Space for a dining room table and chairs with window to side and French doors onto the garden.

Stairs rise to the first floor landing with window to the rear.

### PRINCIPAL BEDROOM

Spacious double bedroom with window to rear and built-in cupboard housing boiler. Door into the

### EN-SUITE SHOWER ROOM

Of generous proportions fitted with a white suite comprising shower cubicle with mixer unit, hand wash basin and low level flush WC. Tiled floors and partly tiled surrounds with window to rear.

### BEDROOM TWO

Another excellent sized room with window to the side.

### FAMILY BATHROOM

Fitted with a wide suite comprising paneled bath with mixer shower unit over, low level flush WC and hand wash basin. Tiled floors and partly tiled surrounds with window to the rear.

### OUTSIDE

The large enclosed rear garden is remarkably private offering a balance of terracing with lawn beyond and a number of raised beds fully stocked with seasonal flowering plants. Garden shed and pedestrian side.

Within an enclosed forecourt and approached under archway is allocated parking for one vehicle.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold

#### 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.



## 13 Dickins Meadow, Wem, Shrewsbury, SY4 5FD.

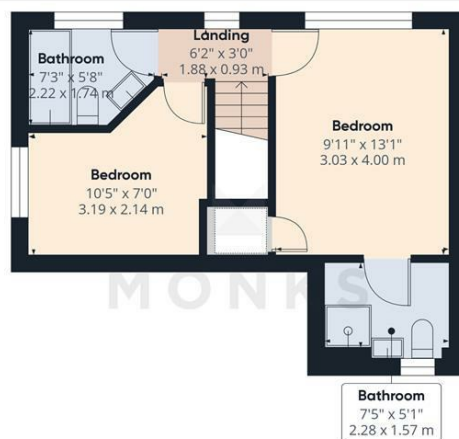
2 Bedroom House

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Floor 0



Floor 1



**Approximate total area<sup>1</sup>**

659.84 ft<sup>2</sup>  
61.3 m<sup>2</sup>

**Reduced headroom**

10.03 ft<sup>2</sup>  
0.93 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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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**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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