

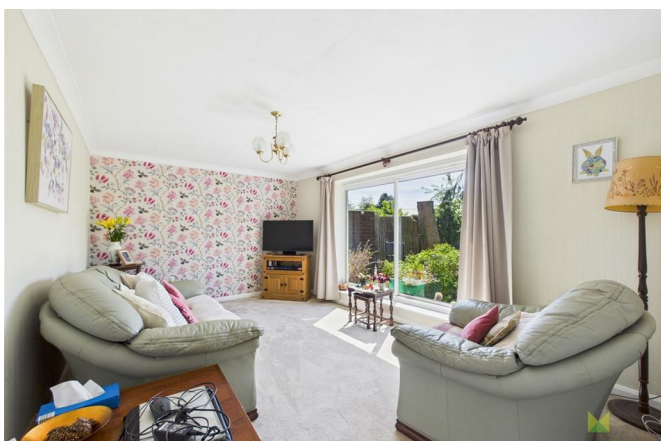
4 Quina Brook Wem Shrewsbury SY4 5RJ



2 Bedroom House - Semi-Detached
Offers In The Region Of £250,000

The features

- GENEROUS SIZED WELL STOCKED GARDENS
- LOUNGE, DINING ROOM, KITCHEN, UTILITY
- OFF ROAD PARKING
- POTENTIAL FOR EXTENSION IF REQUIRED, SUBJECT TO CONSENT
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE VILLAGE LOCATION CLOSE TO WEM AND AMENITIES
- 2 GENEROUS BEDROOMS AND BATHROOM
- SEMI RURAL LOCATION
- SCOPE FOR MODERNISATION
- EPC C



*** CHARMING COTTAGE IN LARGE GARDENS ***

An excellent opportunity to purchase this lovely 2 bedroom Mews Cottage set in large gardens, bordered by farmland and offering great scope for extension and some improvement if required.

Occupying an enviable position in the small hamlet close to the popular market Town of Wem which boasts excellent amenities including a Railway Station with good links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, good sized Lounge, Dining Room, Kitchen/Breakfast Room, Utility and Bathroom on the Ground Floor along with 2 generous sized Bedrooms on the First Floor.

The property has the benefit of central heating, double glazing, off road parking for several cars and lovely well stocked gardens.

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable semi-rural position in the hamlet of Quina Brook. The thriving North Shropshire market towns of Wem, Whitchurch and Ellesmere are only a short distance away. Wem is a small and expanding market town which offers an extensive range of amenities including, good schools, library, post office and surgery. Leisure facilities include a swimming pool, gym, bowling green, tennis courts and a cricket club. The Town Hall is now a popular arts centre and the railway station provides good rail links. Wem is approximately 9 miles north of the County Town of Shrewsbury and commuting distance to both Telford and Chester.

ENTRANCE HALLWAY

the front door opens into a light and bright double height hallway off which radiate the ground floor accommodation.

KITCHEN

A charming room with exposed timbers and fitted with a range of cabinetry under work surfaces incorporating single stainless steel drainer sink. Further range of eye matching cabinets and space for freestanding appliances. Window to front and door into the

DINING ROOM

Of lovely proportions with former fireplace and window to the front.

LIVING ROOM

Light flooded room of wonderful proportions enjoying views down the garden.

GROUND FLOOR BATHROOM

Fitted with white suite comprising panelled bath with shower over, low flush WC and hand wash basin. Space for washing machine and window to the rear. The oil fired boiler is housed in here also.

Staircase rises to the first floor landing which gives access to substantial eaves storage.

PRINCIPAL BEDROOM

A generous double bedroom with built-in wardrobes and view over neighbouring countryside.

BEDROOM TWO

Another double bedroom with ample space for free standing furniture and window to the front.

GARDENS AND GROUNDS

The property is approached down an un adopted track and is the last cottage on the left with driveway

parking to its side.

The delightful and substantial rear garden is wonderfully well stocked with flowerbeds, mature shrubs and specimens trees around an expanse of lawn. Within the grounds are a number of seating areas, an ornamental wildlife pond and a useful detached brick built garage which could serve as a workshop.

In all there is approximately 0.16 of an acre.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage to septic tank shared with one other property, on neighbouring land.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C. 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

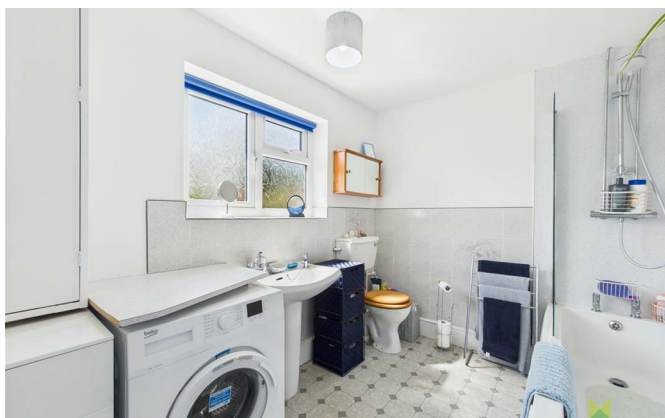
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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

4 Quina Brook , Wem, Shrewsbury, SY4 5RJ.

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Approximate total area^m
813 ft²
75.5 m²

Reduced headroom
10 ft²
1 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 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		
(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 (CO ₂) 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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