

3 Lacon Drive Wem Shrewsbury SY4 5JA



2 Bedroom House
Guide Price £275,000

The features

- TWO/THREE BEDROOMS
- GROUND FLOOR WET ROOM AND FIRST FLOOR SHOWER ROOM
- KITCHEN/BREAKFAST ROOM AND TWO FURTHER RECEPTION ROOMS
- MATURE GARDENS TO THE FRONT AND REAR
- EXTENSIVE DRIVEWAY PARKING AND GARAGE
- NEARBY TO AMENITIES AND TRANSPORT LINKS
- VERSATILE ACCOMODATION
- CONSERVATORY WITH OUTLOOK OVER GARDEN
- NO UPWARD CHAIN
- EPC RATING D



*** SPACIOUS ACCOMODATION WITH GROUND FLOOR WET ROOM ***

A wonderfully proportioned and neatly presented 2/3 bedroom home which offers versatile accommodation ideal for those considering a downsize yet wishing to retain ample reception spaces.

Occupying a convenient location in this popular north Shropshire market town and being nearby to local amenities including Shops, Schools, Doctors and Railway Station.

The accommodation which must be viewed to be fully appreciated in brief comprises: Entrance Hallway, Living Room, Dining Room/Bedroom 3, Kitchen/Breakfast Room, Conservatory, Ground Floor Wet Room, Two Double Bedrooms and Shower Room.

Offered for sale with no upward chain.

Property details

LOCATION

The property occupies an enviable position on the fringes of the town, ideally placed for access to the wide variety of amenities Wem has to offer. These include schools, supermarket, shops, doctors, restaurants/public houses and an active town hall, along with a railway station with links to Crewe and London. The County Town of Shrewsbury is just 10 miles away.

ENTRANCE HALLWAY

Covered entrance with door opening to Reception Hall, radiator. Useful under stairs storage cupboard and Airing Cupboard.

LOUNGE

A generous sized room having window overlooking the front. Stone fireplace with space for fire, media point, radiator.

KITCHEN/BREAKFAST ROOM

Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances. Inset 4 ring hob with extractor hood over and pan drawers beneath, built in eye level oven and grill with cupboards above and below. Tiled surrounds and matching eye level wall units, recess for fridge/freezer and ample space for dining table. Radiator, window and door to

CONSERVATORY

being of sealed unit double glazed construction with double opening French doors leading out onto the garden.

DINING ROOM/ BEDROOM 3

A versatile room having sliding patio doors leading onto the garden, radiator.

SHOWER/WET ROOM

having large walk in shower area with electric shower unit, wash hand basin and WC. Attractive aqua board surrounds, radiator, window overlooking the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor off which lead

PRINCIPAL BEDROOM

A generous double room having window overlooking the front, range of fitted wardrobes, radiator.

BEDROOM TWO

with window to the side, built in storage cupboard, radiator.

SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is set back from the road and approached over long driveway with parking for several cars and leading to the Garage. The front garden is laid to lawn with flower and shrub beds and screened with picket style fencing. Side pedestrian access leads around the side to the Rear Garden which again is laid to lawn with well stocked flower, shrub and herbaceous beds and 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 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

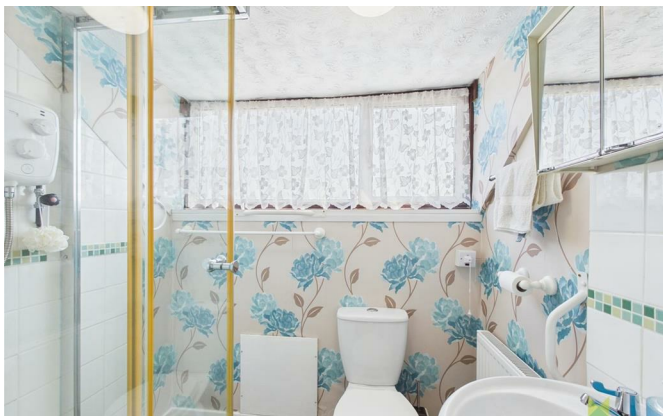
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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

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Floor 0



Floor 1



Approximate total area⁽¹⁾

1052 ft²
97.8 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		82
(81-91) B		
(69-80) C		55
(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		82
(81-91) B		
(69-80) C		55
(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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