

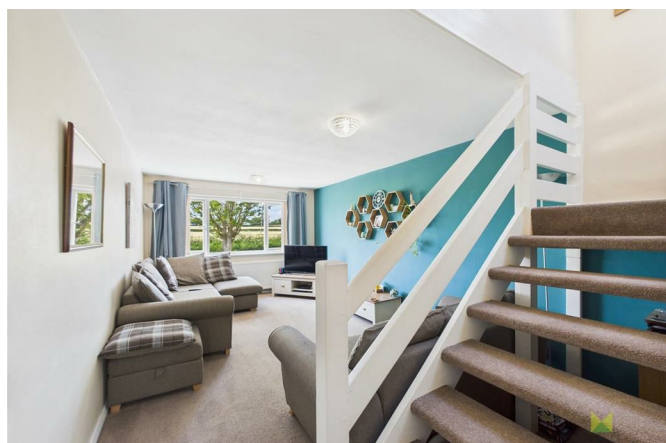
98 Lowe Hill Road Wem SY4 5UT



4 Bedroom House - Link Detached
Offers In The Region Of £309,995

The features

- MUCH IMPROVED AND WELL PRESENTED ACCOMMODATION
- RECEPTION HALL WITH CLOAKROOM, GOOD SIZED LOUNGE
- TWO VERSATILE GROUND FLOOR ROOMS - BEDROOM/SITTING ROOM/HOME OFFICE
- DRIVEWAY WITH PARKING, GARAGE
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION ON EDGE OF THE TOWN WITH OPEN ASPECT
- ATTRACTIVE KITCHEN/BREAKFAST ROOM
- TWO LARGE FIRST FLOOR BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING D



*** Excellent 4 Bedroom Detached House - Edge Of Town Location ***

An opportunity to purchase this attractively presented and improved detached home offering deceptively spacious and versatile living over two floors - perfect for today's modern lifestyle - a growing family, work from home or those looking to downsize and have longevity particularly with the option of ground floor Bedrooms.

What the owners say about their home: "We love looking out of the window and watching the sunset behind the trees. The house has all the benefits of countryside living - beautiful views, nature, peace and quiet - with the bonus of being close to schools for our children and close to the amenities Wem has to offer".

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Dining Room/Bedroom 4, lovely fitted Kitchen/Breakfast Room, Ground Floor Bedroom. On the First Floor is the Principal Bedroom which is well fitted with wardrobes, further double Bedroom and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and gardens to the front and rear.

Viewing highly recommended.

Property details

LOCATION

RECEPTION HALL

Entrance door opens to Reception Hall, radiator and off which lead

CLOAKROOM

re-fitted with suite comprising wash hand basin set into vanity with storage and concealed WC. Complementary tiled surrounds, radiator and window to the side.

LOUNGE

A generous sized room, naturally well lit with large window to the front with open aspect and further window to the side. Media point, radiator and useful understairs storage.

DINING ROOM/BEDROOM 4

A great versatile room having double opening French doors onto the garden and decked sun terrace, radiator.

FAMILY ROOM/BEDROOM 3

Another room offering great versatility of use and having window to the rear, radiator.

KITCHEN/BREAKFAST ROOM

Attractively fitted with range of white high gloss fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances including dishwasher, washing machine, cooker and fridge/freezer. Full height larder unit, tiled surrounds and eye level wall units. Ample space for breakfast table, windows to the side and front, radiator.

FIRST FLOOR LANDING

Staircase leads to the First Floor off which lead

PRINCIPAL BEDROOM

An excellent sized room with large picture window to the front with lovely open aspect over farmland. Fabulous range of fitted wardrobes with mirror fronted sliding doors, media point, radiator.

BEDROOM 2

Another good sized double room with window to the rear, excellent range of under eaves storage, radiator.

BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash and basin and WC. Complementary tiled surrounds, radiator and velux roof light.

OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting. There is an additional gravelled parking area and shaped lawn.

The Rear Garden offers a good level of privacy with large covered Veranda seating area - perfect for all weather outdoor dining, brick sun terrace and shaped lawn with well stocked flower shrub and herbaceous borders with inset specimen trees, enclosed with wooden fencing. Garden Summerhouse.

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

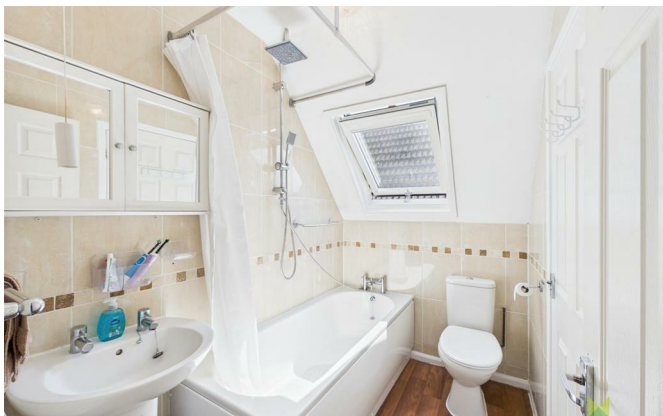
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

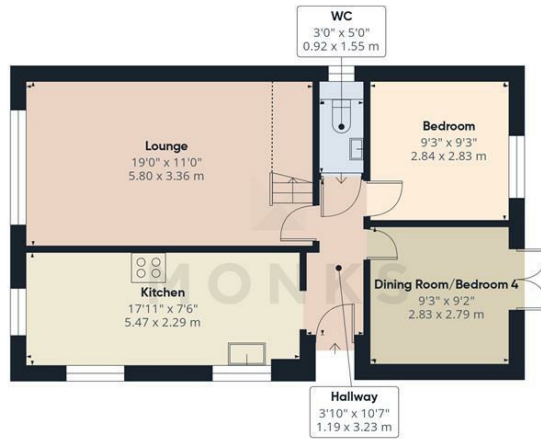
NEED TO CONTACT US

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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4 Bedroom House - Link Detached
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Floor 0



Floor 1



Approximate total area^m

1048 ft²
97.3 m²

Reduced headroom

26 ft²
2.4 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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Wem office

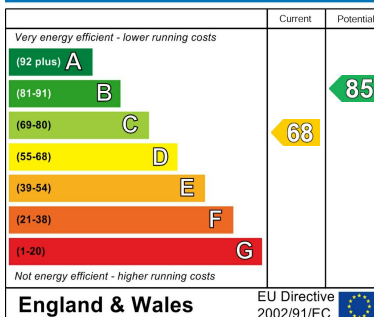
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We're available 7 days a week

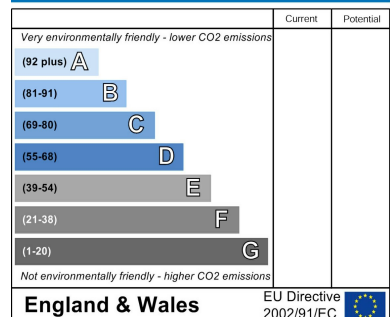
HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.