

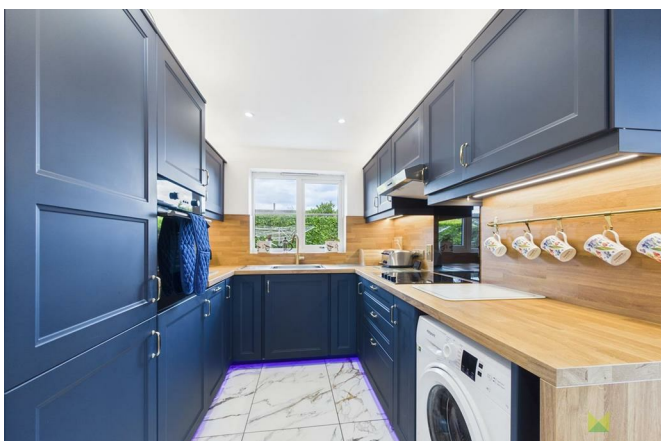
# 8 Meadow Close Trentham Road Wem Shrewsbury SY4 5HP



2 Bedroom Bungalow - Semi Detached  
Guide Price £245,000

## The features

- TURN KEY READY ACCOMMODATION
- RECENTLY RENOVATED
- EXACTING ATTENTION TO DETAIL
- CONTEMPORARY FINISHES THROUGHOUT
- UNDERFLOOR HEATING
- LIGHT FLOODED ROOMS
- STRIKING KITCHEN
- DELIGHTFUL REAR GARDEN, GARAGE AND DRIVEWAY
- NO UPWARD CHAIN
- EPC RATING D



\*\*\* RECENTLY RENOVATED TURN KEY READY HOME \*\*\*

An excellent opportunity to acquire this well-proportioned semi-bedroom bungalow which has undergone a comprehensive scheme of modernisation works under the current ownership and now offers light, open and comfortable everyday living. Works include re-wiring and re-plumbing throughout and replacement of rainwater goods and fascia's/soffits, along with a re-fitted kitchen and bathroom. Finishes include oak doors, brass wall furniture and individually styled rooms.

Occupying an enviable position in this much sought after location, a short distance from the amenities of Wem and nearby to the bus route.

The accommodation briefly comprises: side entrance vestibule, kitchen, open plan living/dining room, garden room, two bedrooms and a shower room.

The property has electric underfloor zoned heating double glazing, garage and driveway with ample parking and delightful rear garden.

Viewing is highly recommended.

## Property details

### LOCATION

The property occupies a convenient position in a sought after area on the edge of the popular North Shropshire Market Town of Wem, which boasts a wealth of excellent amenities including Schools, Supermarket, Post Office, Town Hall, Churches and Doctors along with Railway Station with direct links to Crewe and London and the nearby County Town of Shrewsbury.

### ENTRANCE PORCH

Approached through part glazed UPVC front door and laid to decorative floor tiling, a useful entrance with storage.

### KITCHEN

Fitted with a range of striking shaker style cabinetry under contrasting oak work surfaces incorporating stainless steel drainer sink and 4 ring induction hob. Further range of matching eyelevel units, integrated fridge freezer, dishwasher and oven along with space and plumbing for washing machine. Laid to marble effect tiling which extends into the

### OPEN PLAN LIVING AND DINING ROOM

A wonderfully proportioned and well lit reception room with sliding door onto the garden and fitted with a range of bespoke cabinetry.

### BEDROOM ONE

A generous double bedroom with ample room for freestanding furniture and deep set window to the front.

### BEDROOM TWO

A small double bedroom, which could alternatively serve as a study, with window to the front.

### SHOWER ROOM

Laid to oak effect porcelain tiles and fully fitted with shower boarding for ease of maintenance. Contemporary suite including large walk-in shower cubicle with dual head over, low level flush WC and hand wash basin set into vanity unit. Heated towel rail and window to side.

### OUTSIDE

The property is approached over paved driveway providing comfortable parking for two vehicles in front of a detached single garage with service door directly into the rear garden.

The front garden is laid to gravel dispersed with mature shrubs for ease of maintenance and privacy. The enclosed rear garden has been landscaped to incorporate a blend of terracing lawn and well

stocked borders planted with seasonal flowering perennials and mature shrubs for all year-round colour and interest. Wonderfully private and enjoying a self facing aspect. Pedestrian side access.

### SERVICES

Mains electricity, water and drainage. Electric under floor heating.

### GENERAL INFORMATION

#### TENURE

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

#### 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

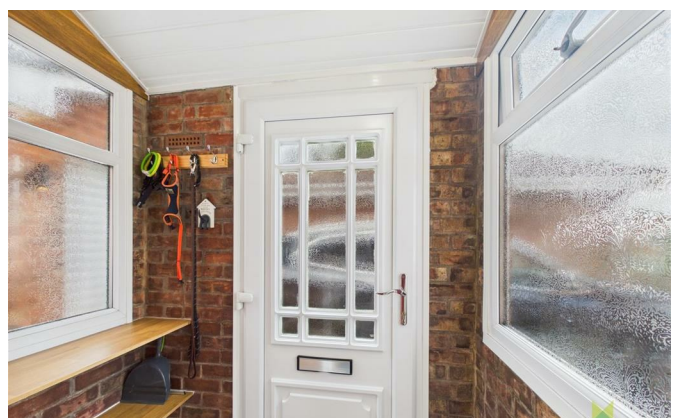
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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





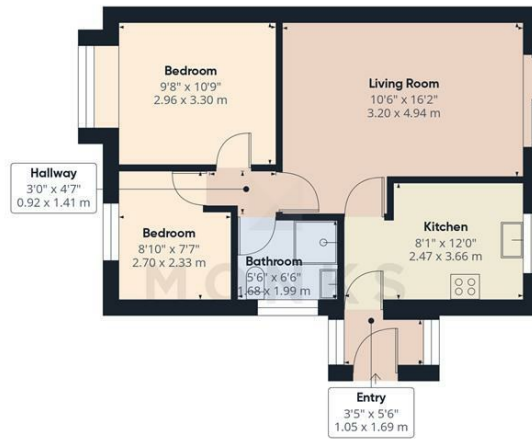




## 8 Meadow Close Trentham Road, Wem, Shrewsbury, SY4 5HP.

2 Bedroom Bungalow - Semi Detached  
Guide Price £245,000





Floor 0 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
668 ft<sup>2</sup>  
62 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Judy Bourne

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## Get in touch

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## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## 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>                          |                         |           |
| (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 |           |

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.