

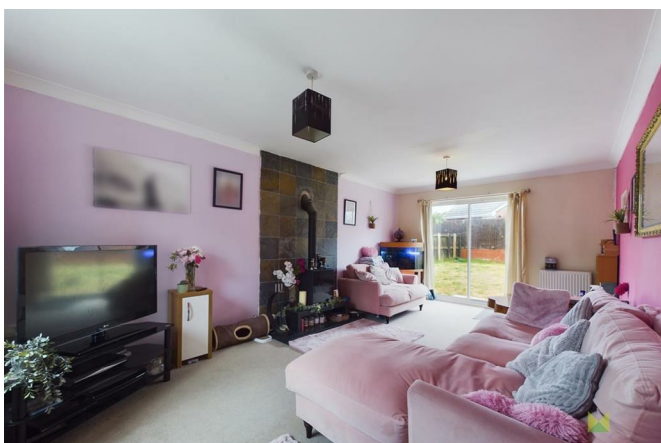
2 Swain Close Wem Shrewsbury SY4 5NZ



5 Bedroom House - Detached
Guide Price £425,000

The features

- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS, ONE EN-SUITE
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- DOUBLE GARAGE
- IDEAL FOR THOSE WORKING FROM HOME
- SUITABLE FOR MULTI-GENERATIONAL LIVING
- NEARBY TO AMENITIES AND SCHOOLING
- EDGE OF VILLAGE LOCATION
- EPC C



***** LARGE FAMILY HOME WITH VERSATILE ACCOMODATION OVER 3 FLOORS *****

Offering well-proportioned and light accommodation arranged over three floors to suit a growing family, multi-generational living or those working from home.

Occupying an enviable position on the edge of this sought after address at the fringes of Wem.

The accommodation briefly comprises entrance vestibule, open plan kitchen/dining room, living room, WC, five bedrooms, an en-suite bathroom and two family bathroom.

Outside there is driveway parking for two cars in front of a double garage. Set in a generous corner plot with wrap around gardens.

Property details

LOCATION

The property occupies an enviable position in a popular enclave of executive homes in the heart of a thriving market town of Wem. The area is ideal for families with nearby schooling and commuters with the Railway Station a short drive away providing links to the County Town of Shrewsbury, Crewe and London. Wem offers an excellent range of facilities and amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and an active town hall. There is a regular bus service to nearby Shrewsbury.

ENTRANCE VESTIBULE

with storage cupboard and door to

CLOAKROOM

with WC, wash hand basin and heated towel rail.

ENTRANCE HALL

laid to high gloss tiles and from which radiates the ground floor reception spaces.

LIVING ROOM

a generously proportioned dual aspect room with log burning stove and French doors onto the garden.

OPEN PLAN KITCHEN/DINING ROOM

The kitchen is fitted with a range of high gloss wall and base units under worksurfaces incorporating a 1.5 composite drainer sink. There is a breakfast bar and space for free standing appliances along with a four ring gas hob and double oven. French doors opening into the garden.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

a double bedroom with window to the front and dressing area with built in double wardrobes.

EN-SUITE

with suite comprising walk in shower cubicle with direct mixer shower unit, panelled bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail and window to the rear.

TWO DOUBLE BEDROOMS

One at the front of the house and one to the rear.

FAMILY BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail and window to the front.

SECOND FLOOR

TWO FURTHER DOUBLE BEDROOMS

leading off spacious well lit landing.

FAMILY SHOWER ROOM

With suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail and Velux window to the rear.

OUTSIDE

To the front is driveway parking for two cars in front a detached double garage with service door directly into the garden. An enclosed rear garden is mainly laid to lawn with a decked terrace and raised beds.

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 E. 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.

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Get in touch

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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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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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