



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Dickins Meadow, Wem, Shrewsbury, SY4 5FD

£237,500 Region

To view this property please call us on **01743 236 800** Ref: C7567/MM/lrd

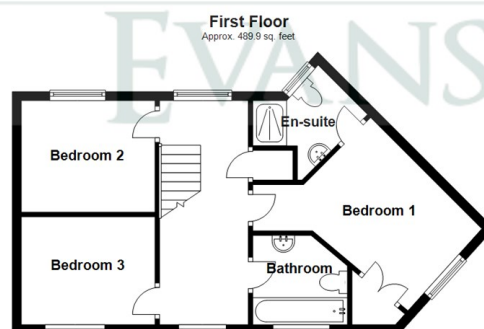
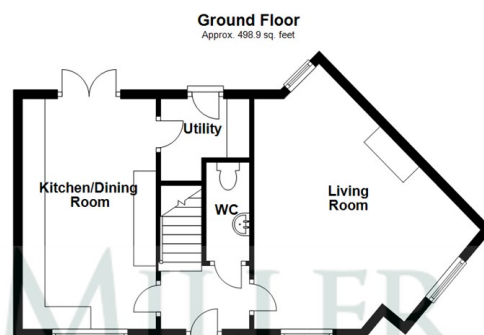
A well maintained and neatly kept, three bedroom semi-detached family house.

This well maintained three bedroomed, semi-detached, leasehold family house, provides well planned and well proportioned accommodation throughout, briefly comprising: entrance hall, cloakroom/wc, kitchen/dining room, utility room, living room; master bedroom with en-suite shower room, two further bedrooms, family bathroom, single garage, spacious driveway and a neatly kept rear garden with patio areas. The property also benefits from gas-fired central heating and double glazing. NO UPWARD CHAIN.

The property occupies a convenient position on this popular residential development in the beautiful market town of Wem where there are a range of amenities, including supermarket, chemist, cafes, restaurants, public houses, doctors and church. There is also a railway service with links to Shrewsbury, Crewe, Manchester and London.



FLOOR PLANS



Total area: approx. 988.8 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM/WC

Wash hand basin
Low flush wc

KITCHEN/DINING ROOM

16'10" x 9'9" (5.12m x 2.98m)
Neatly appointed with a range of matching wall and base units
Window to the front
French doors opening to the rear patio area
Access to:

UTILITY

4'4" x 6'6" (1.31m x 1.97m)
Base units and storage space
Access to the rear garden

LIVING ROOM

14'6" x 13'5" (4.43m x 4.10m)
Spacious accommodation with windows to the front and rear

From the entrance hall, STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1

7'1" x 16'8" (2.17m x 5.09m)
Window to the front
Fitted wardrobes

EN-SUITE SHOWER ROOM

Walk in shower cubicle
Wash hand basin
Low flush wc

BEDROOM 2

8'2" x 9'9" (2.48m x 2.98m)
Window to the rear

BEDROOM 3

7'10" x 9'9" (2.40m x 2.98m)
Window to the front

FAMILY BATHROOM

Window to the front
Panelled bath
Wash hand basin
Low flush wc

OUTSIDE THE PROPERTY

SINGLE GARAGE

To the front, there is a Tarmac driveway providing space for two cars, access to the SINGLE GARAGE, and gated side access into the rear garden and a neatly kept area predominantly laid to lawn with mature hedging providing privacy.

To the rear of the property, there is an area predominantly laid to lawn, two seating areas, floral borders, with the whole enclosed on all sides by a brick wall and mature hedging.

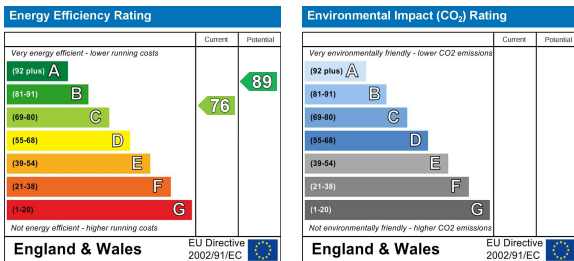


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A528 Ellesmere Road. Continue into Harmer Hill bearing right after the Bridgewater Arms onto the B5476 to Wem. Follow the road until reaching the first roundabout in Wem. Take the first exit onto Mill Street and follow the road into the centre of Wem. Turn right and at next roundabout, take the second exit onto Isherwoods Way. Follow the road for a short distance before turning onto Oak Avenue where the property will be found at the end of the road on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

Council Tax Band C

TENURE

We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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