21 Queensway
Wem
SY4 5BY

MONKS

3 Bedroom House - End Terrace
Offers In The Region Of £220,000

The features

- MATURE 3 BEDROOM HOME
- MUCH IMPROVED ACCOMMODATION
- REFITTED DINING/KITCHEN AND SHOWER ROOM
- PERFECT FOR FIRST TIME BUYER OR GROWING FAMILY
- EPC RATING C
- ENVIABLE CORNER PLOT WITH LARGE GARDEN
- THROUGH LOUNGE WITH FEATURE LOG BURNER
- IDEALLY PLACED FOR ACCESS TO SCHOOLS AND AMENITIES
- VIEWING RECOMMENDED

***** 3 BEDROOM HOME IN LARGE GARDENS *****

An opportunity to purchase this much improved 3 bedroom home which occupies a very generous corner plot with larger than average garden, a perfect home for first time buyer or growing family.

Occupying an enviable position in the heart of the Town being a short stroll from amenities including schools, shops, doctors, recreational facilities and the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Entrance Porch, Reception, through Lounge with feature log burner and doors opening to covered sun terrace, attractively re-fitted Kitchen/Dining Room, 3 Bedrooms, Shower Room and WC.

The property has the benefit of gas central heating, double glazing, and larger than average rear garden.

Viewing recommended.

Property details

LOCATION
Occupying an enviable position in the heart of the Town being a short stroll from amenities including schools, shops, doctors, recreational facilities and the Railway Station which has links to Shrewsbury, Crewe and London.

ENTRANCE PORCH
Composite door opening to Entrance Porch with windows, useful cloaks storage area, further door to

RECEPTION AREA
with shelving and stairs to landing.

LOUNGE
A lovely light through room having window overlooking the front and double opening French doors leading onto the garden and covered entertaining area. Chimney breast housing cast iron log burner with wooden lintel over, media point, radiators, wooden effect flooring.

KITCHEN/DINING ROOM
Dining area with two windows to the front, wood panelling to half height, radiator.

The Kitchen is comprehensively fitted with range of units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and space for `range style cooker' with extractor hood over, space for fridge. Matching eye level wall units and further base cupboards with recess for microwave over. Window overlooking the garden, utility cupboard with space for washing machine.

FIRST FLOOR LANDING
From the Entrance stairs lead to the First Floor off which lead

BEDROOM 1
A generous double room with window to the front, excellent range of fitted wardrobes and storage drawers, radiator.

BEDROOM 2
a double room with window to the front, large built in storage cupboard, radiator.

BEDROOM 3
with window to the rear, built in storage cupboard, radiator.

SHOWER ROOM
Attractively re-fitted with suite comprising shower cubicle with direct mixer unit, wash hand basin set into vanity with storage beneath. Aqua boarded surrounds, heated towel rail/radiator, window to the rear.

SEPARATE WC
with concealed WC, window to the rear.

OUTSIDE
The property is approached over paved forecourt garden with raised planters. Side pedestrian access leads around to the impressive sized rear garden which has a large decked, covered sun terrace immediately adjacent to the Lounge which makes for the perfect outdoor entertaining/dining area with artificial grass adjoining To the side of this is a large lawned area with well stocked flower and shrub beds - enclosed with wooden fencing, timber garden storage shed.

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 A - 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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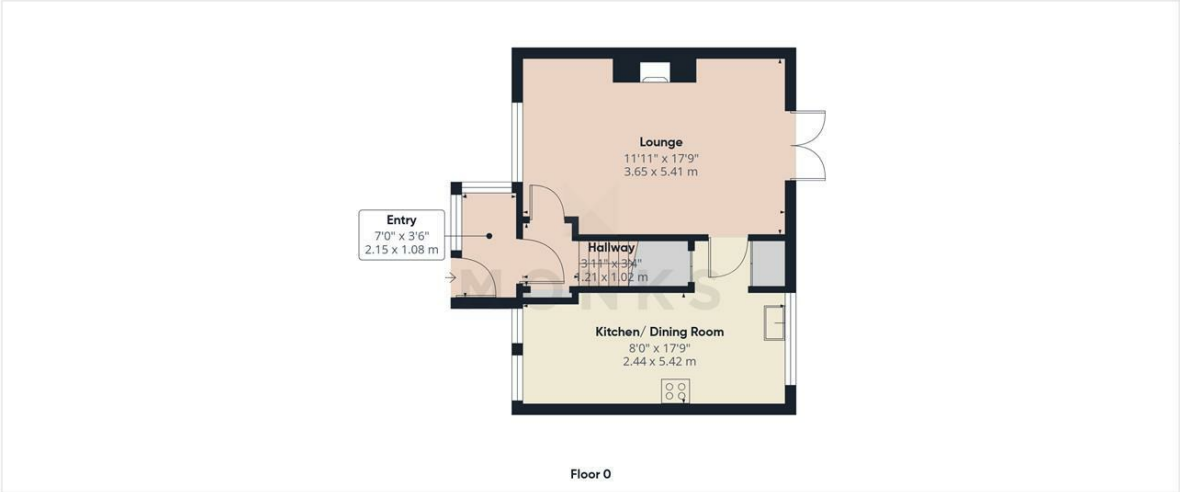

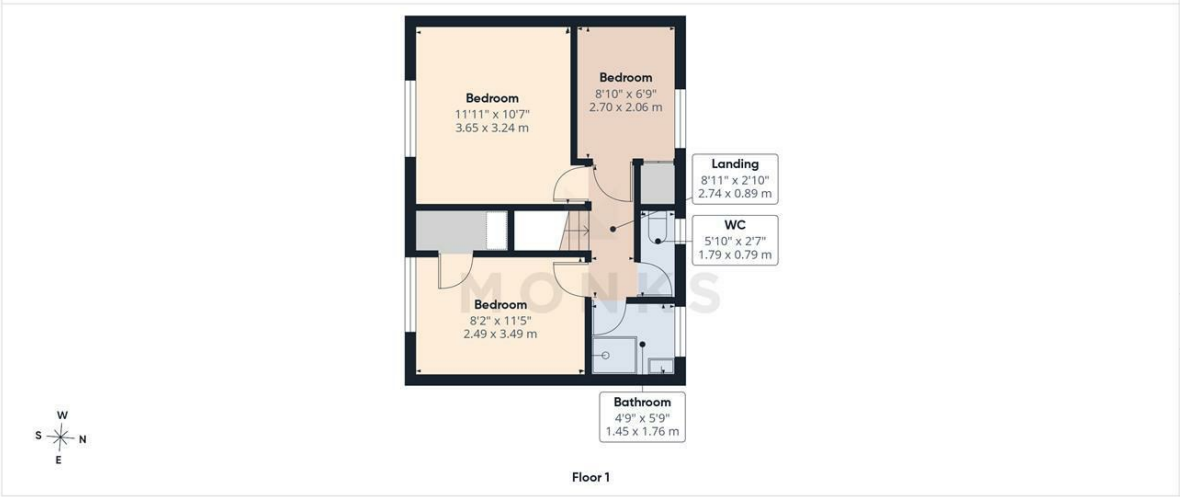

MONKS

Approximate total area(1)
803 ft²
74.6 m²

(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.

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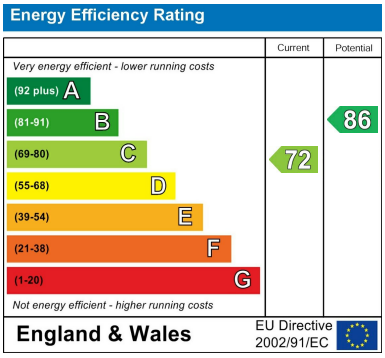

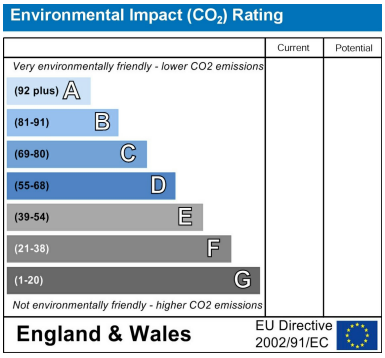

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.