

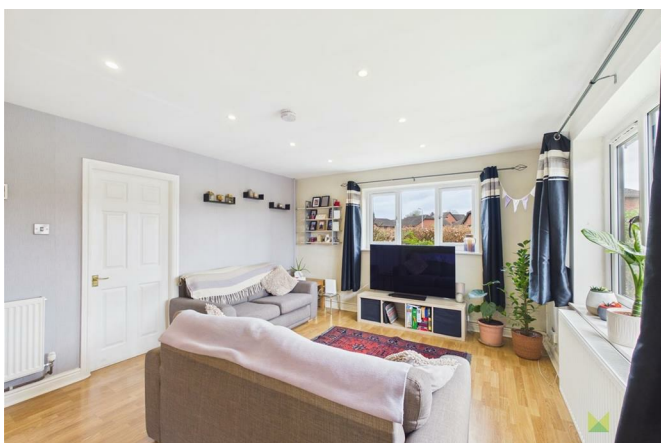
# 28 Fismes Way Wem Shrewsbury SY4 5YD



**2 Bedroom Bungalow - Semi Detached**  
**Offers In The Region Of £265,000**

## The features

- IMMACULATE 2 BEDROOM SEMI-DETACHED BUNGALOW
- RECEPTION HALL, LOUNGE/DINING ROOM, KITCHEN, REAR PORCH
- DRIVEWAY WITH AMPLE PARKING AND GARAGE/WORKSHOP
- PERFECT FOR THOSE DOWNSIZING
- EPC RATING C
- ENVIABLE CUL DE SAC LOCATION CLOSE TO AMENITIES
- 2 BEDROOMS AND ATTRACTIVE BATHROOM
- GARDENS TO THE FRONT AND REAR
- VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN



**\*\*\* EXCELLENT 2 BEDROOM SEMI-DETACHED BUNGALOW \*\*\***

A great opportunity to purchase this immaculately presented and improved 2 bedroom semi-detached bungalow - perfect for those buyers who are looking to downsize.

Occupying an enviable position in this much sought after cul de sac location being a short stroll from amenities including doctors, shops, supermarkets, recreational facilities and the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, Lounge/Dining Room, Kitchen, Rear Porch, 2 Bedrooms and re-fitted Bathroom.

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

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position in this much sought after cul de sac location being a short stroll from amenities including doctors, shops, supermarkets, recreational facilities and the Railway Station which has links to Shrewsbury, Crewe and London.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator.

### LOUNGE/DINING ROOM

A lovely light room having windows to the front and side, media point, wooden effect flooring, radiators.

### KITCHEN

Fitted with range of white fronted units incorporating one and half bowl sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and matching eye level wall units. Window to the side, wooden effect flooring, radiator and gas central heating boiler. Door to

### REAR ENTRANCE PORCH

with space for tumble dryer, door to the garden.

### BEDROOM 1

with window overlooking the rear garden, built in double wardrobe, radiator.

### BEDROOM 2

with window overlooking the front, cupboard, wooden effect floor covering, radiator.

### BATHROOM

Attracting fitted with shaped panelled bath with shower unit, wash hand basin set into vanity with storage beneath, WC. Complementary tiling, heated towel rail/radiator and underfloor heating.

### OUTSIDE

The property is set back from the road and approached over good sized gravelled driveway with parking and leading to the Garage.

The Garden to the front/side is laid mainly to lawn with flower and shrub beds and screened with mature hedging. Side pedestrian access leads around to the enclosed rear garden which is laid to paved sun terrace and shaped lawn with flower and shrub beds and enclosed with wooden fencing.

### 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.

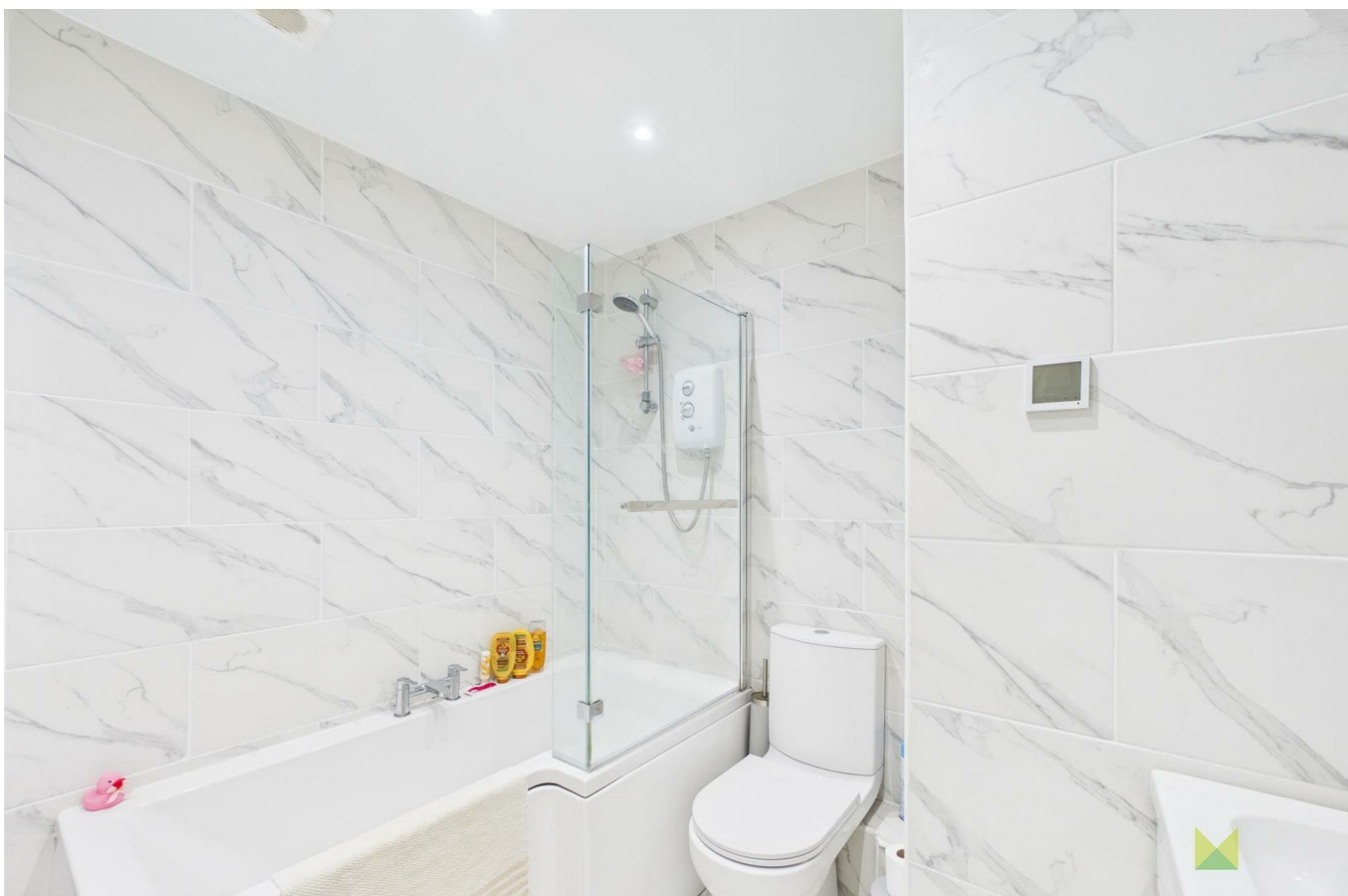
#### NEED TO CONTACT US

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



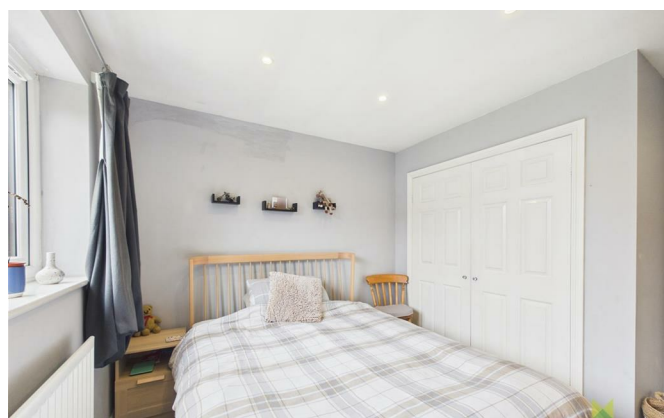


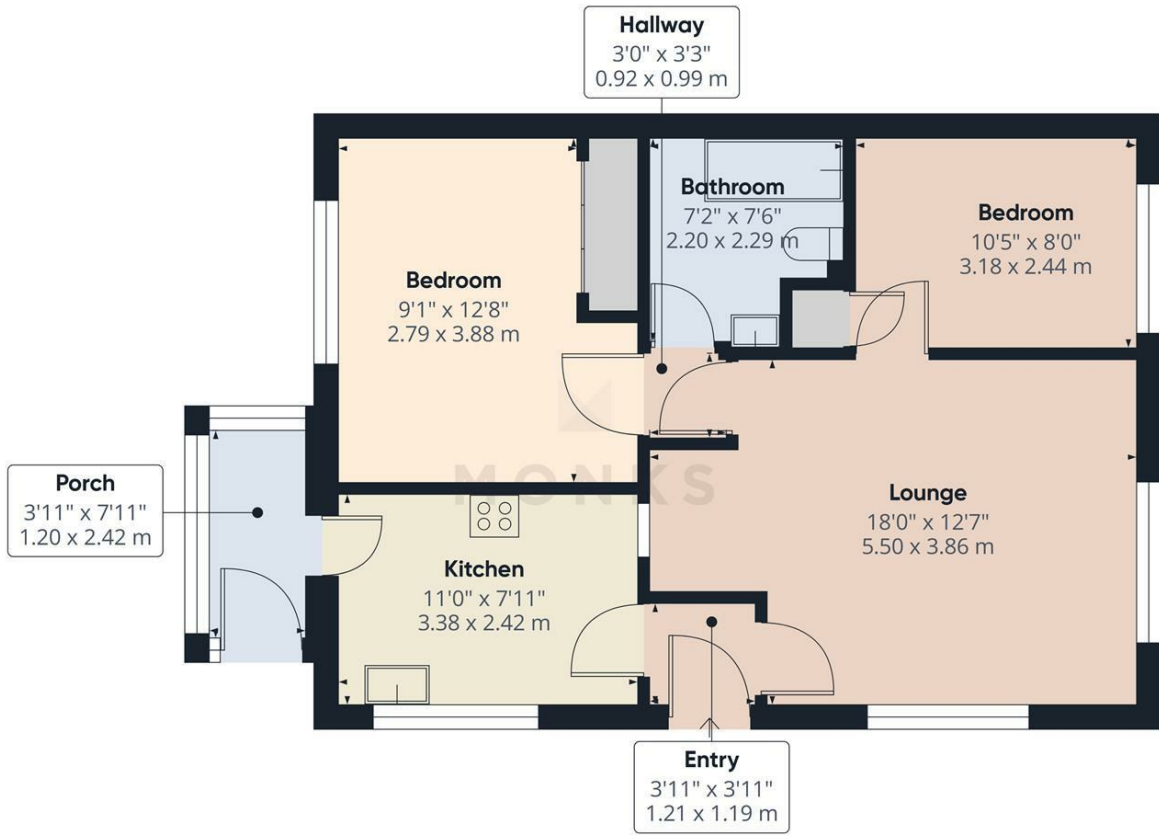
**MONKS**



## 28 Fimes Way, Wem, Shrewsbury, SY4 5YD.

2 Bedroom Bungalow - Semi Detached  
Offers In The Region Of £265,000





Approximate total area<sup>®</sup>  
625 ft<sup>2</sup>  
58.1 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



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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>87</b>

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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