

# Maymyo Shawbury Road Wem SY4 5PF



**3 Bedroom House - Detached**  
**Offers In The Region Of £550,000**

## The features

- LOVELY RURAL VIEWS TO THE REAR
- ELEGANT THROUGH LOUNGE
- BATHROOM, EN-SUITE & DOWNSTAIRS TOILET
- GARAGE AND AMPLE PARKING
- VIEWING HIGHLY RECOMMENDED
- IMPRESSIVE DETACHED FAMILY HOME
- DINING ROOM, KITCHEN AND UTILITY
- 3 DOUBLE BEDROOMS
- ESTABLISHED GARDENS
- EPC RATING C



\*\*\* STYLISH AND MUCH IMPROVED DETACHED HOME - OPEN RURAL VIEWS \*\*\*

An excellent opportunity to purchase this beautifully presented home, which has undergone complete modernisation and improvement to provide stylish and deceptively spacious accommodation perfect for today's modern lifestyle - those who love to entertain, growing family or those who are looking to downsize yet still require space.

Occupying an enviable position on the edge of this popular North Shropshire market Town and being bordered by fields with far reaching views. Wem boasts an excellent range of amenities and Railway Station which provides links to Shrewsbury, Crewe and London and is a short drive from the County Town of Shrewsbury and A5/M54 motorway network.

The accommodation briefly comprises inviting Reception Hall with Cloakroom, lovely through Lounge with feature fireplace and log burner, beautifully fitted open plan Living/ Dining/ Kitchen creating the hub of the home, large Utility, Principal Bedroom with en suite, Guests Bedroom with Dressing Room, 3rd double Bedroom and well appointed Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway from ample parking, garage/ workshop, lovely arched greenhouse and delightful well stocked gardens bordered by open farmland.

Internal viewing essential to fully appreciate this beautiful home.

## Property details

### LOCATION

The property occupies an enviable position on the edge of this much sought after market Town with lovely open rural views to the rear. Ideally placed for amenities including supermarket, shops, schools, doctors, churches, leisure facilities and the railway station which had links to the County Town, Crewe and London. For commuters there is ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with open porch and composite door opening to the lovely light and welcoming Reception Hall having two windows to the front, useful under stairs recess, built in cloaks cupboard, radiator. LVT flooring.

### CLOAKROOM

with suite comprising WC and wash hand basin set into vanity with storage beneath, complementary tiled surrounds, heated towel rail and window to the side.

### IMPRESSIVE THROUGH LOUNGE

An impressive through room of a generous proportion being naturally well lit by large window to the front and walk in bay window with double opening French doors giving access to the rear garden. Feature chimney breast with windows to either side housing cast iron log burner set onto slate hearth with media point over. Radiators.

### OPEN PLAN LIVING/DINING/KITCHEN

The owners have created a great space - the hub of the home and perfect for those who love to entertain. Having been beautifully fitted with range of high gloss fronted units incorporating undermount sink with mixer/boiling water taps set into base cupboard. Further range of base units with solid work surfaces over comprising cupboards with integrated dishwasher, fridge and freezer each with matching fascia panels. Eye level double oven, grill and combination microwave set into housing with storage above and below and complementary larder unit to the side. Feature island housing induction hob set into deep pan and cutlery drawers and storage with an excellent purpose made table which provides seating for up to 10 people and additional base units to the side with wall units above. Recessed ceiling lights, LVT flooring, radiator, media point and two sets of double opening French doors leading onto the outdoor dining area and gardens.

### UTILITY ROOM

An excellent sized Utility/Boot Room which has been

re-fitted to complement the Kitchen with undermount sink with mixer taps set into base cupboard, further range of cupboards and drawers with solid work surface over and tall larder units. Space and plumbing for appliances, LVT flooring, radiator, door and window to the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase with feature glazed balustrading leading to the First Floor Landing which is naturally well lit by two windows to the front with lovely open aspect over countryside. Access to roof space.

### PRINCIPAL BEDROOM

Another lovely light room with three windows providing outlooks over the garden and with far reaching views over adjoining countryside. Large storage Cupboard, media point, radiator.

### EN SUITE SHOWER ROOM

Newly fitted with suite comprising large shower cubicle with direct mixer shower unit and drench head, wash hand basin set into vanity with storage beneath and concealed WC. Complementary fully tiled walls, recessed ceiling lights, heated towel rail, LVT flooring.

### BEDROOM 2

Another generous double room with three windows overlooking the rear garden and far reaching views over adjoining countryside, radiator. Large walk in wardrobe/dressing room with power and lighting.

### BEDROOM 3

A further good double bedroom with window overlooking the front, radiator.

### BATHROOM

A well appointed room re-fitted with suite comprising panelled bath with direct mixer shower unit over, wash hand basin set into vanity with storage beneath, concealed WC. Complementary tiling, heated towel rail/radiator, two windows to the side. LVT flooring. Feature LED lighting.

### OUTSIDE

The property occupies an enviable position on the edge of Wem and is set back from the road and approached through double wrought iron gates and being enclosed by brick walling. Driveway with parking for numerous cars and leading to the Garage/Workshop which is of an excellent size with power, lighting and personal door to the rear. The Front Garden is laid to shaped lawn with inset specimen trees.

The Rear Garden is a particular feature of the property being of a good size and laid extensively to lawn with an abundance of well stocked flower, shrub and herbaceous beds and inset mature specimen trees. To the Rear is a block paved pathway which is interspersed with flower beds and seating area's which are bordered by open farmland which provides a lovely back drop with views across fields. Immediately adjacent to the house and approached via the triple sets of French doors are 3 purpose laid sun terrace area's ideal for those who love to entertain and dine alfresco.

To the side of the garden is a fabulous arched Greenhouse.

## **GENERAL INFORMATION**

### **TENURE**

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

### **SERVICES**

Gas, electricity and water are connected. There is a septic tank.

### **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 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.

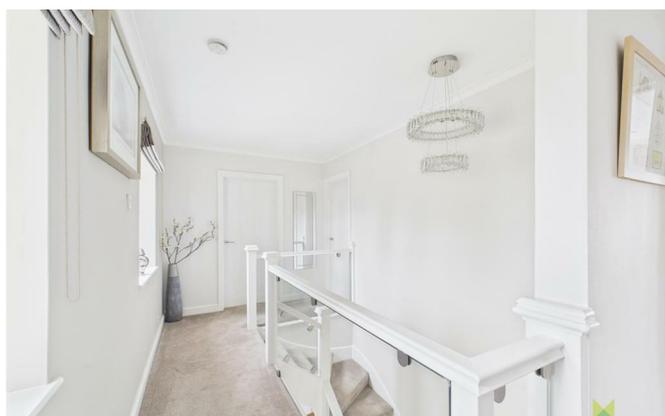
### **NEED TO CONTACT US**

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



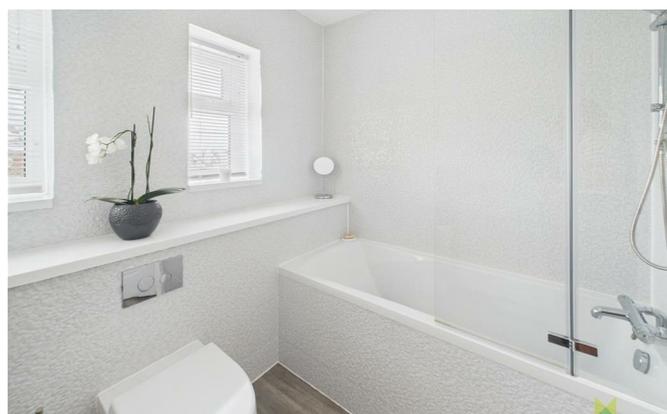
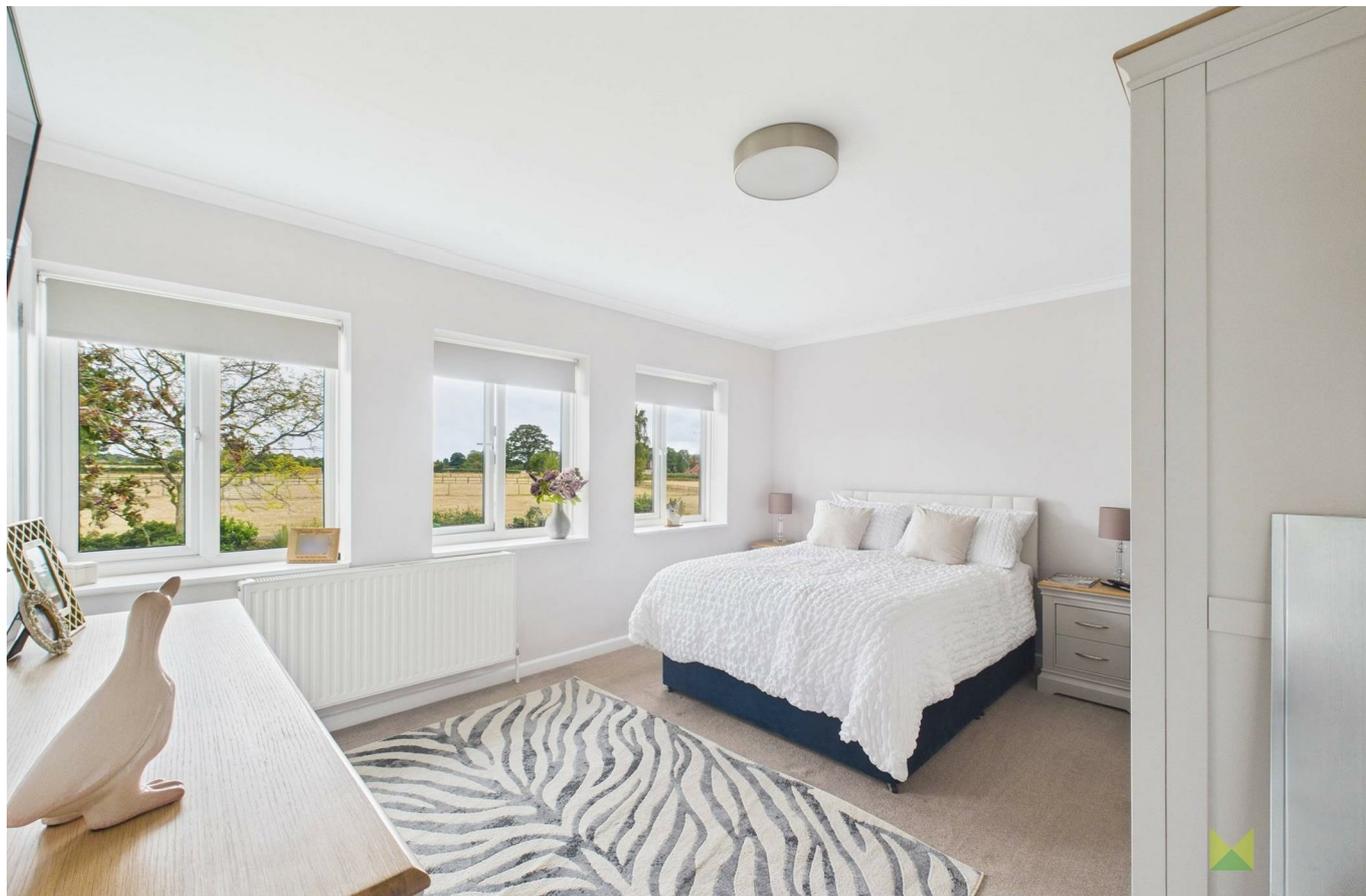


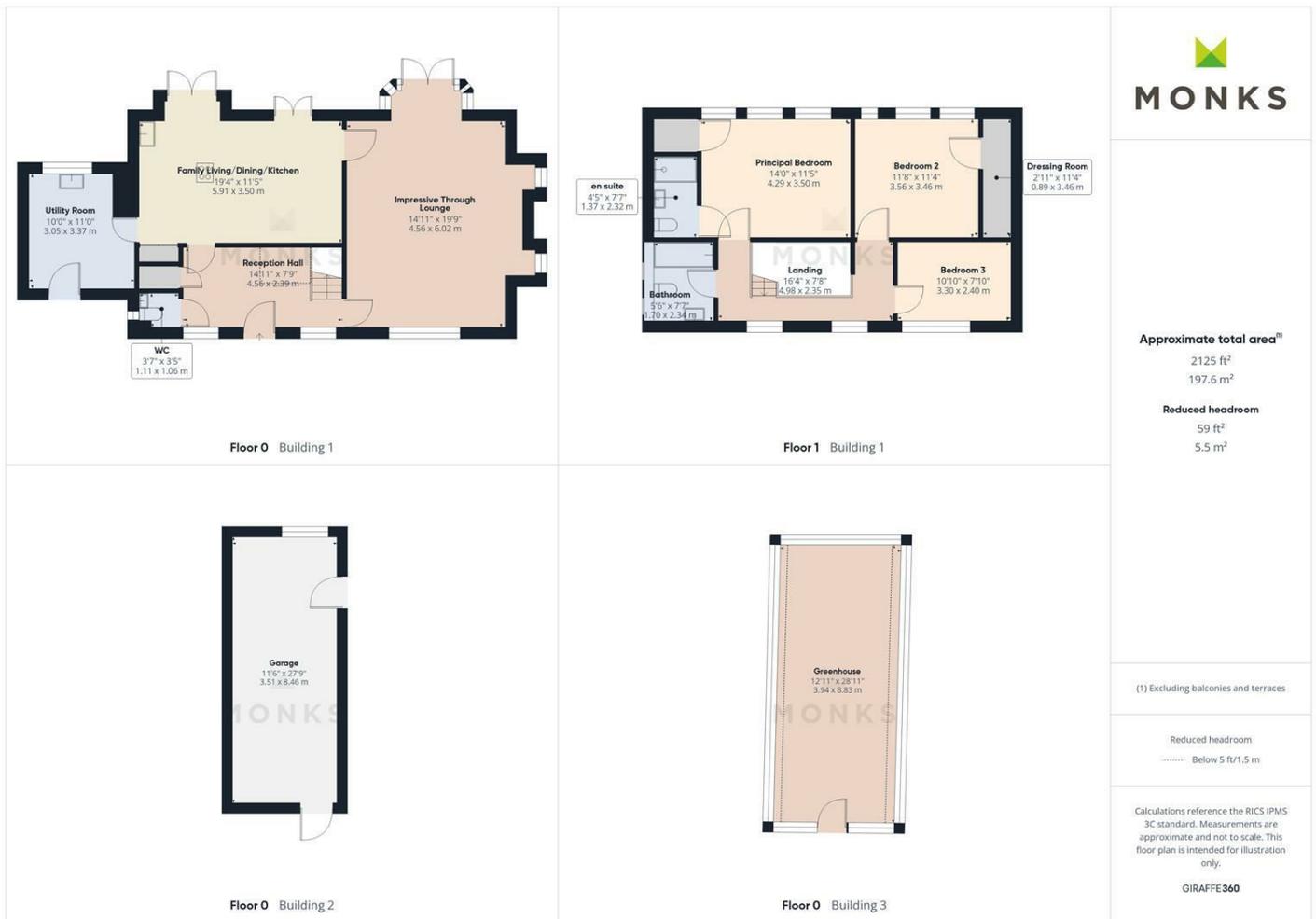
**MONKS**



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## Get in touch

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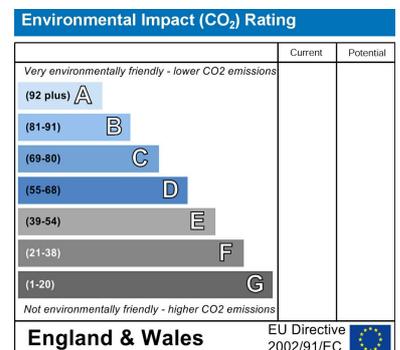
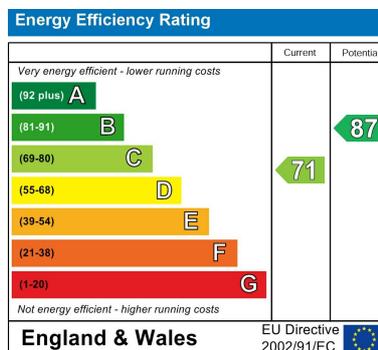
## Wem office

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



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