



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £355,000

Viewing: strictly by appointment through the agent

Occupying a secluded position within a highly desirable rural aspect to the rear, this is a modern, spacious and well proportioned three bedroom link detached house, offering thoughtfully laid out, bright and airy living accommodation throughout which will appeal to many potential buyers. Wem is a charming and well connected market town that perfectly blends countryside charm with everyday convenience. Excellent amenities can be found including independence shops, delicatessen, butchers, supermarket, public houses, leisure Centre, schooling and railway station. Early viewing comes highly recommended by the selling agent for the property and its situation can be fully appreciated.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, through lounge, attractive kitchen/diner with a range of built-in appliances, utility room, first floor landing, large master bedroom with stylish ensuite shower room, two further bedrooms, modern family bathroom, generous size front and landscaped rear enclosed gardens, brick paved driveway providing ample off street parking for a number of vehicles, single garage, delightful rural aspect to rear, cul-de-sac position, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over composite double glazed entrance door gives access to:

Entrance hallway

Having tiled floor, radiator. Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin with mixer tap over, half tiled to walls, radiator.

Door from entrance hallway gives access to:

Lounge

17'1 x 11'0

Having three UPVC double glazed windows, two radiators, UPVC double glazed doors giving access to rear gardens, TV and telephone point.

Door from entrance hallway gives access to:

Attractive kitchen/diner

17'1 x 9'7

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 ceramic sink drainer unit with mixer tap over. integrated fridge freezer, dishwasher, double oven, four ring electric hob with stainless steel cooker canopy over, tiled splash surrounds, tiled floor, radiator, UPVC double glazed window to front, UPVC double glazed French doors giving access to rear garden, recessed spotlights to ceiling, TV aerial point.

Door from kitchen/diner gives access to:

Utility room

6'4 x 6'1 excluding understairs recess

Having attractive eye level and base units, fitted wooden style worktops with inset stainless steel sink with mixer tap over, space for washing machine and tumble dryer, tiled floor, tiled splash surrounds, UPVC double glazed door giving access to rear gardens of the property, radiator.

From entrance hallway stairs rise to:

First floor landing

Having loft access, cupboard cylinder unit, radiator, UPVC double glazed window with a pleasing rural aspect.

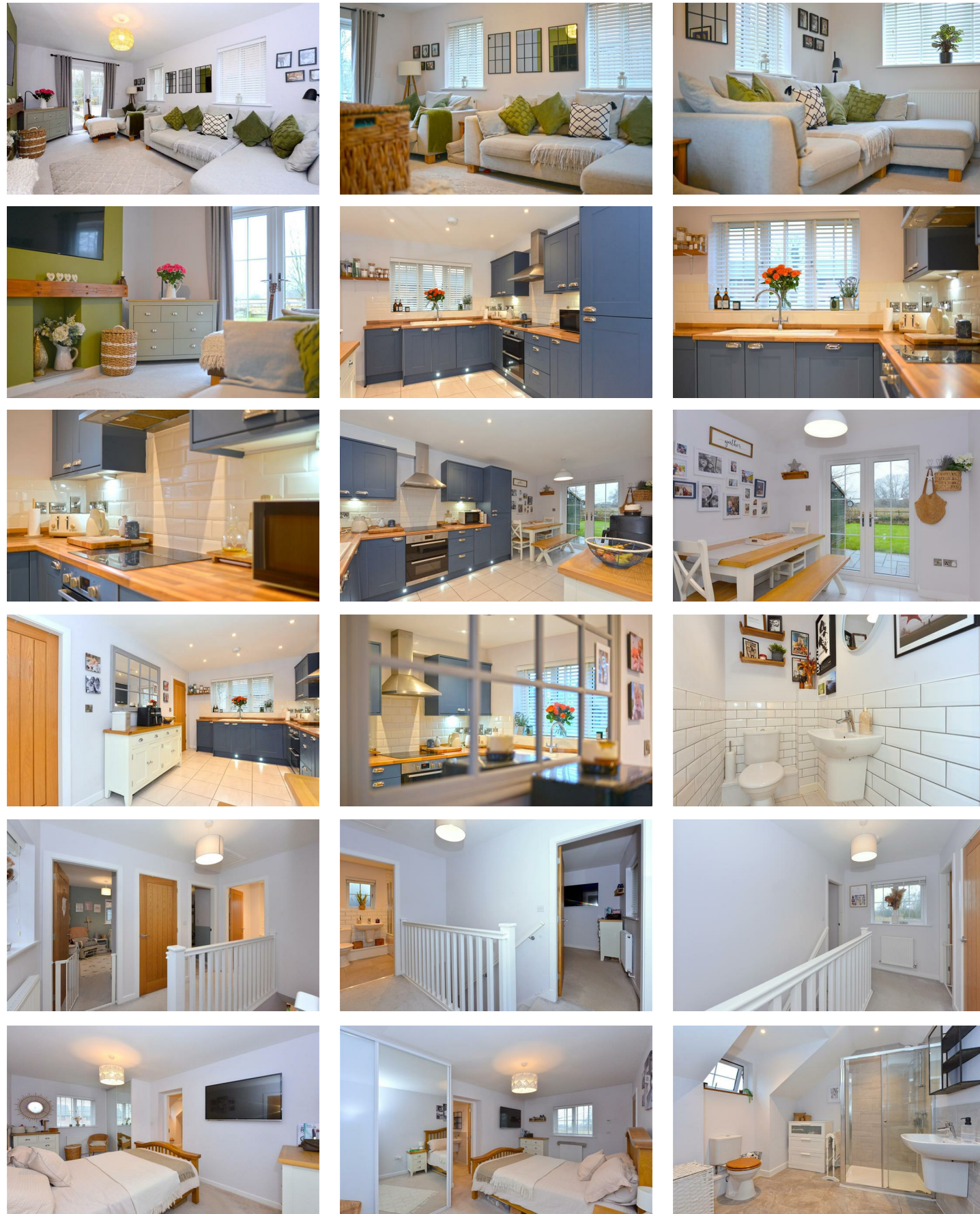
Doors from first floor landing then give access to: Three good size bedrooms and modern family bathroom.

Bedroom one

17'1 x 9'6 max reducing down to 7'6 min

Having UPVC double glazed window to front and rear of property, large fitted part mirrored front double wardrobe, two radiators, wall mounted digital control panel.





Door from bedroom one gives access to:

Stylish spacious ensuite shower room

9'0 x 7'10 excluding recess

Having large walk-in tiled shower cubicle with mixer shower over, low flush WC, wall mounted wash hand basin with mixer tap over, tiled floor, UPVC double glazed window to front, recessed spotlights, secondary loft access to ceiling, heated chrome style towel rail, shaver point, large storage cupboard.

Bedroom two

9'9 x 8'10 excluding recess

Having two UPVC double glazed windows, radiator, TV aerial point, large fitted double wardrobe.

Bedroom three

11'0 max into recess reducing down to 8'1 min x 6'

Having two UPVC double glazed windows one of which provides a pleasing rural aspect to rear, radiator.

Modern family bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over, glazed shower screen to side, wall hung wash hand basin with mixer tap over, low flush WC, tiled floor, part tiled to walls, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to front, shaver point.

Outside

The property occupies a pleasing cul-de-sac position, To the front there is a generous brick paved driveway providing ample off street parking for a number of vehicles. Door from driveway gives access to:

Garage

17'0 x 8'10

Having fitted power and light and up and over door.

To the side of the driveway there is a lawn garden with Indian sandstone paved pathway giving access to front door. Gated pedestrian side access then leads to the property's:

Attractive good size rear gardens

Comprising: Feature Indian sandstone paved patio with matching pathway, raised decked area, lawn garden, raised beds with inset shrubs, three outside lighting points, cold water tap, timber garden shed. The rear gardens are enclosed and offer a pleasing rural aspect.

AGENTS NOTE

The vendor informs us that there is an annual fee of approximately £350.00 per year for maintenance of public access areas on the development.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

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Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

