



# MONKS

## 1, Swain Close Wem

Offers In The Region Of £359,995



**An excellent opportunity to purchase this spacious five bedroom family home which occupies an enviable position on this much sought after development in the popular market town of Wem. The accommodation briefly comprises reception hall with cloakroom, spacious lounge, separate dining room/ family room, kitchen/breakfast room, Principal bedroom suite with dressing room and wet room, family bathroom, four further bedrooms and further bathroom, the property benefits from double garage, driveway parking and well stocked, landscaped gardens.**

## **The location**

The property occupies an enviable position in the popular North Shropshire Market Town. Wem boasts excellent facilities including Supermarket, Post Office, Town Hall, Churches and Doctors along with a Railway Station with links Crewe and London and to the nearby County Town of Shrewsbury.

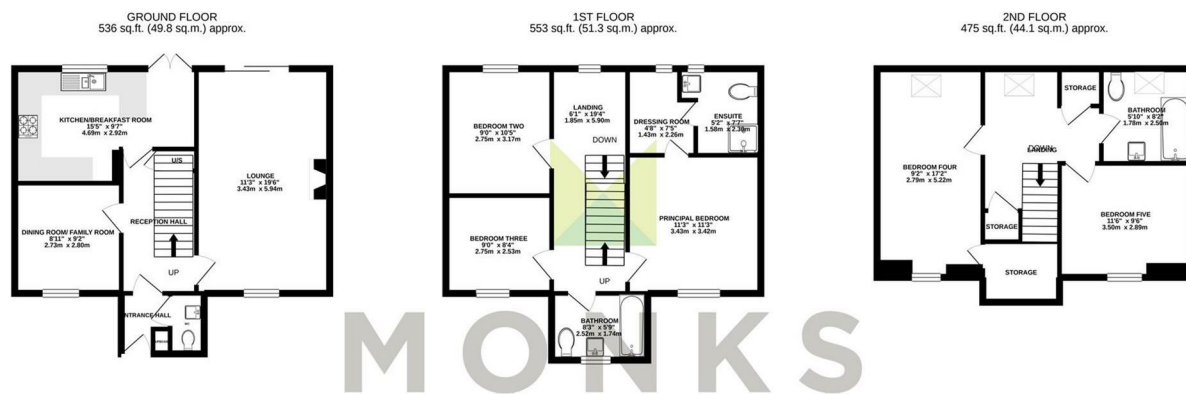
## **The features**

- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- RECEPTION HALL WITH WC
- TWO RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND EN SUITE WET ROOM
- FOUR FURTHER BEDROOMS & TWO BATHROOMS
- WELL PRESENTED ACCOMODATION OVER THREE FLOORS
- DOUBLE GARAGE, DRIVEWAY AND ENCLOSED WELL STOCKED GARDEN
- VIEWING HIGHLY RECOMMENDED









**TOTAL FLOOR AREA: 1564 sq.ft. (145.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Get in touch

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### Wem office

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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