

# Plot 7 Ash Grove Wem Shrewsbury SY4 5RW



**3 Bedroom House - Semi-Detached**  
**Asking Price £199,950**

## The features

- HELP TO BUY AVAILABLE
- ENVIABLE COURTYARD LOCATION
- SPACIOUS LOUNGE/DINING ROOM
- 3 GOOD SIZED BEDROOMS
- ENCLOSED GARDENS
- BRAND NEW 3 BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- CONTEMPORARY KITCHEN
- DRIVEWAY WITH PARKING
- IDEAL FOR FIRST TIME BUYERS



\*\*\*\* HELP TO BUY AVAILABLE - FABULOUS HOME WITH RURAL VIEWS \*\*\*\*

**Introducing The Malvern - an excellent 3 bedroom semi detached home being finished to a contemporary standard of finish with lovely outlooks to the rear over open countryside.**

**This spacious home occupies an enviable position on the edge of the popular North Shropshire market town close to all amenities.**

**Early Reservation Highly Recommended.**

**AVAILABLE WITH HELP TO BUY**

## Property details

### DESCRIPTION

The Malvern - Retiring down or moving up, this is an ideal Home and a firm favourite with our buyers. Featuring a spacious Lounge/Dining Room with french doors onto the Garden and Sun Terrace, a contemporary Kitchen and Bathroom along with 3 generous Bedrooms all finished to a high standard of specification and having a choice of fittings including Kitchens and tiling from the stunning Porcelenosa range (subject to Build Stage). The properties have a personal driveway with parking for two cars and enclosed rear garden and from the first floor a fabulous view over adjoining countryside.

### LOCATION

The property occupies an enviable location on the edge of the busy and popular North Shropshire market Town,, bordered by open farmland and having lovely outlooks to the fore over adjoining countryside and bordered to the rear by farmland.. Wem offers excellent facilities including Supermarket, independent Stores, Schools, Restaurants and Public Houses, Doctor's, regular bus service and the development is a short stroll from the Railway Station with links to Crewe and Shrewsbury. There is also ease of access to the Town Centre and A5/M54 motorway network.

### RECEPTION HALL

Covered Entrance to RECEPTION HALL. Radiator.

### CLOAKROOM

with WC and wash hand basin, complimentary tiled surrounds. Radiator.

### LOUNGE/DINING ROOM

A lovely light room featuring window along with double opening French doors leading onto the rear Sun Terrace and Gardens. TV and telephone points Radiator.

### KITCHEN

Which will be fitted with a range of contemporary base units comprising cupboards and drawers with work surfaces over and having inset 4 ring hob unit with extractor over and grill beneath. Matching range of eye level wall units (subject to build stage there will be a choice of finishings. Window to the front, radiator.

### FIRST FLOOR LANDING

Staircase leads to the FIRST FLOOR LANDING with access to roof space.

### BEDROOM 1

Having window to the rear. Radiator.

### BEDROOM 2

with window to the front. Radiator.

### BEDROOM 3

again with window to the rear. Radiator.

### BATHROOM

with white contemporary suite comprising panelled bath with shower unit over, wash hand basin and WC suite. Complimentary tiling from the stunning Porcelenosa range. Heated towel rail/radiator

### OUTSIDE

The property occupies an enviable position in this cul de sac, approached over driveway with parking for two cars. The front garden area is laid to lawn. Side pedestrian access to the enclosed Rear Garden with paved sun terrace and lawned area.

### 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.

### GENERAL

#### FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

#### 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.

### NOTE

Please note the photographs are of a similar property on one of Shrewsbury Homes alternative developments.



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## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01743 361422

**Email.** sales.shrewsbury@monks.co.uk

**Click.** www.monks.co.uk


### Shrewsbury office


10a Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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