14 Chapel Street
Wem Shrewsbury
SY4 5ER

MONKS

4 Bedroom House - Townhouse
£550,000

The features

- IMPRESSIVE 3 STOREY TOWN HOUSE
- STUNNING PRIVATE WALLED GARDENS
- 4 RECEPTION ROOMS, KITCHEN, UTILITY/BOOT ROOM AND CELLAR
- 3 FURTHER DOUBLE BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL
- ORIGINAL COACH HOUSE WITH POTENTIAL FOR FURTHER ACCOMMODATION
- TUCKED AWAY LOCATION YET IN THE HEART OF THE TOWN
- LARGE PRINCIPAL BEDROOM WITH EN SUITE
- MANY ORIGINAL PERIOD FEATURES
- EPC RATING TBC

***** STUNNING TOWN HOUSE IN LARGE PRIVATE WALLED GARDENS *****

A unique opportunity to purchase this true hidden gem. The charming Grade II listed Town House with former Coach House in the grounds offers deceptively spacious and versatile accommodation over 3 floors and is perfect for a growing family or those who love to entertain.

Set in a private tucked away location in the heart of the Town being a stone's throw from a host of local amenities, recreational facilities and a short stroll from the Railway Station with links to Shrewsbury, Crewe, Manchester and London.

The accommodation briefly comprises Entrance Hall, Sitting Room with feature bay window, Lounge with open fireplace, Dining Room, impressive Conservatory, Kitchen, Utility/Boot Room, Cloakroom and Cellar. On the First Floor are the Principal Bedroom with en suite, 2 further Bedrooms and family Bathroom and on the Second Floor an additional double Bedroom.

The property has a wealth of charm and features including period fireplaces, sash windows and is set within the most delightful, well established wall gardens which offer a great level of privacy.

With off road parking for up to 4 cars and a detached Coach House which has potential to provide further accommodation or work from home space, this property truly must be viewed to be fully appreciated.

Property details

LOCATION
Occupying an enviable PRIVATE, TUCKED AWAY location in the heart of the popular market Town of Wem which lies to the Northern edge of Shrewsbury. Wem boasts a good range of facilities including schools, doctors, supermarket, independent stores, churches, restaurants/public houses, active Town Hall and recreational facilities. For commuters there is a regular bus service to the County Town and the Railway Station in Wem provides links to Shrewsbury, Crewe, Manchester and London.

RECEPTION HALL
Wooden and glazed entrance door with fan light opening to Entrance with quarry tiled floor and stained glass window to the side.

SITTING ROOM
A lovely light room with walk in sash window to the front with aspect over the garden and further sash window to the rear with outlooks over the adjacent courtyard garden. Chimney breast housing ornate fire surround with marble hearth and inset with recess for fire with alcoves to either side with shelving and storage, fitted wall lights, radiator.

DINING ROOM
having sash window to the front with outlook over the garden, chimney breast recess housing cast iron living flame log effect style fire, ceiling timbers, quarry tiled floor, radiator. Double opening doors to Lounge and Door to

CELLAR
Steps lead down to useful cellar space, with power and lighting.

LOUNGE
A lovely sized, well proportioned room naturally well lit by two sash windows with aspect over the garden and French door to the side giving access to the courtyard garden. Feature open fireplace, media point, radiators.

SUN LOUNGE
brick built room with glazed roof, quarry tiled floor which is a lovely seating/snug area with door leading to the garden. Quarry tiled floor.

KITCHEN
Fitted with range of wooden units incorporating one and bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for slot in cooker, larder unit and shelving. Deep tiled surrounds and complementary eye level wall units with concealed lighting and plate rack, space for built in fridge and dishwasher, sash window overlooking the garden, sash window with a view of the lounge, quarry tiled floor, radiator.

UTILITY/BOOT ROOM
with range of storage units with space for appliances, quarry tiled floor, Door to

IMPRESSIVE CONSERVATORY
Being of brick and sealed unit double glazed construction, quarry tiled floor, power, 2 radiators and lighting. Double opening doors leading to the sun terrace and garden. Further door leading to the front garden.

CLOAKROOM
with suite comprising WC and wash hand basin set into vanity, quarry tiled floor.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the First Floor Landing with Linen/Storage Cupboard and off which lead

PRINCIPAL BEDROOM
An impressive sized room naturally well lit by two sash windows providing a lovely aspect over the walled garden, recess for wardrobe, ornamental period fireplace, storage cupboard and radiator.

EN SUITE SHOWER ROOM
with shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail and sash window to the side.

BEDROOM 2
Another generous double room having feature walk in full height sash window overlooking the front, feature period style ornamental fireplace with tiled insets, walk in storage with window, radiator.

BEDROOM 3
Another generous double room with sash window to the front overlooking the garden, ornamental period fireplace, radiator.

FAMILY BATHROOM
with suite comprising panelled bath, shower cubicle, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, heated towel rail. Large Airing Cupboard, sash window to the front.

SECOND FLOOR LANDING
Staircase leads to the Second Floor off which lead

BEDROOM 4
Another excellent double room which is flooded with light having sash windows to the front and side with lovely aspect over the gardens. Large walk in storage/wardrobe and additional storage cupboard.

OUTSIDE
The property occupies a truly hidden location, tucked away on Chapel Street and approached through wrought iron gate with pathway leading to the front entrance door. The Front Garden is laid to lawn with well stocked shrub, herbaceous beds and specimen trees, providing a great level of privacy.

Double opening gates give access over the driveway which has parking for up to four vehicles and leads to the DETACHED GARAGE/FORMER COACH HOUSE - which has great potential to provide additional accommodation for dependent relative, work from home, studio etc (subject to the necessary consents).

Wrought iron gate gives access to the brick paved sun terrace which is immediately adjacent to the Conservatory and is perfect for those who love to outdoor entertain with a few steps leading up to the fabulous walled Rear Garden which is laid extensively to lawn with well stocked flower, shrub and herbaceous beds with a variety of inset specimen trees LOVELY TREE HOUSE and hedging, vegetable garden area with aluminium greenhouse. Gate gives access to the rear courtyard style garden which provides an additional outside seating area having direct access to the Lounge and with brick built storage shed. The Gardens are a true delight and offer a great level of privacy being enclosed with high brick walling.

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

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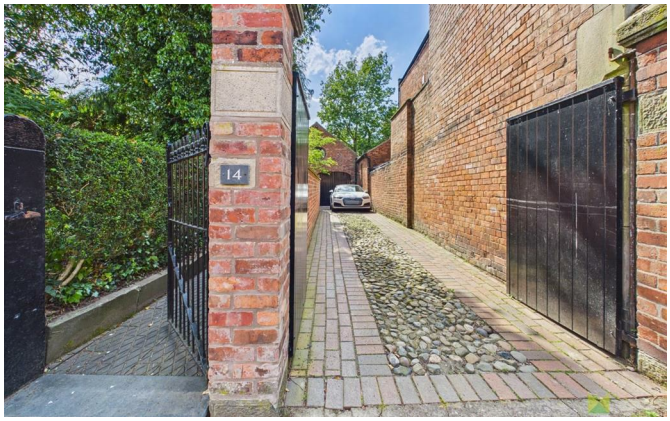

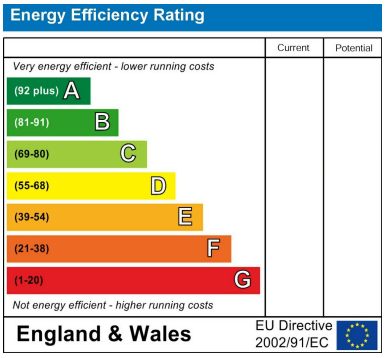

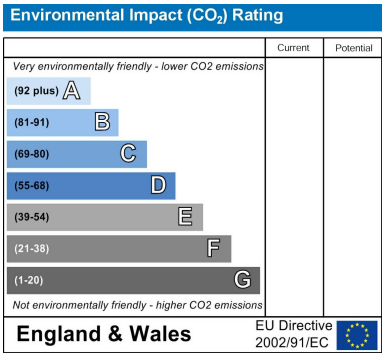

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.

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