

# 15 Wem Mill Mill Street Wem Shrewsbury SY4 5GB



**2 Bedroom Flat**  
**Offers In The Region Of £140,000**

## The features

- 2 BEDROOM SECOND FLOOR APARTMENT
- FORMING PART OF THE FORMER MILL AND BREWERY
- SECURE COMMUNAL ENTRANCE AND PERSONAL RECEPTION HALL
- 2 GENEROUS SIZED BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION IN THE TOWN CLOSE TO AMENITIES
- PERFECT FOR FIRST TIME BUYER OR DOWNSIZER
- GOOD SIZED OPEN PLAN LIVING/DINING/KITCHEN WITH JULIETTE BALCONY
- ALLOCATED PARKING AND COMMUNAL GARDENS
- EPC TBC



**\*\*\* 2 BEDROOM APARTMENT - CLOSE TO AMENITIES \*\*\***

An opportunity to purchase this deceptively spacious 2 bedroom second floor Apartment located within the former Wem Mill - offering secure living and is ideal for first time buyer, lock up and go or investor.

Located right on the edge of the popular market Town, a short stroll from amenities and the Railway Station which offers links to Shrewsbury, Crewe and London.

The accommodation briefly comprises secure communal Entrance Hall, personal Reception Hall, open plan Living/Dining/Kitchen with French doors and Juliette style balcony, 2 generous Bedrooms and Bathroom.

The property has the benefit of electric central heating, double glazing, allocated parking and good sized communal gardens.

Viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position in this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

### SECURE COMMUNAL ENTRANCE HALL

Security entryphone system with door opening to spacious communal Entrance with stair and lift access to the Second Floor.

### PERSONAL RECEPTION HALL

With door opening to Reception Lobby with cloaks storage area and further door to Reception Hall with radiator.

### OPEN PLAN LIVING/DINING/KITCHEN

A spacious room with double opening French doors to the fore with Juliette style Balcony and aspect over towards the River Roden. Media point, radiator.

The Kitchen area is fitted with range of units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surface over and having integrated washing machine, dishwasher and fridge freezer with fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and wall units. Tiled flooring.

### DOUBLE BEDROOM

A good sized room with feature high ceiling, radiator, window to the rear.

### BEDROOM 2

Currently fitted as a home office with desk, storage and shelving, window to the rear.

### BATHROOM

with suite comprising panelled bath with mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator.

### OUTSIDE

The property is set within the grounds of the former Wem Mill approached over driveway to the car parking area and allocated parking. The communal gardens are of a good size and laid to gravelled seating areas and lawn which area bordered to the side by the River Roden.

### GENERAL INFORMATION

### TENURE

We are advised the property is Leasehold and subject to a 125 year lease, with 111 remaining. The annual ground rent and the annual service charge is £1,200. We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that mains water, electricity and drainage are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - 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](https://monks.co.uk/buy/mortgage-calculator/) 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

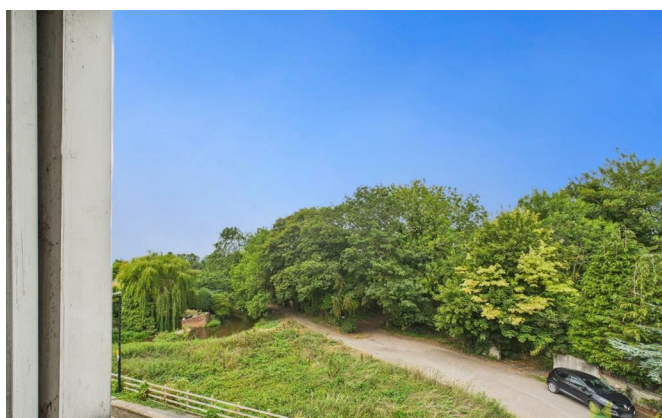
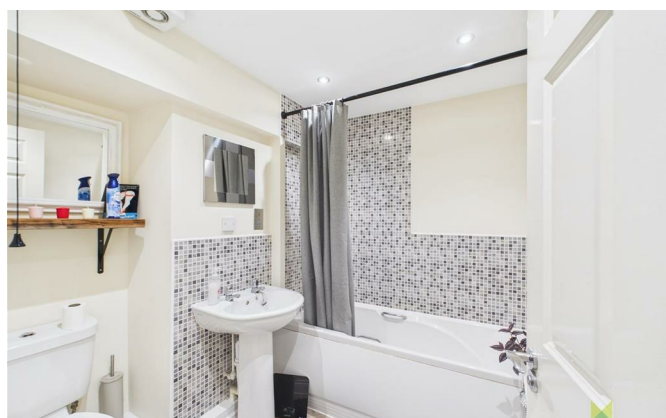
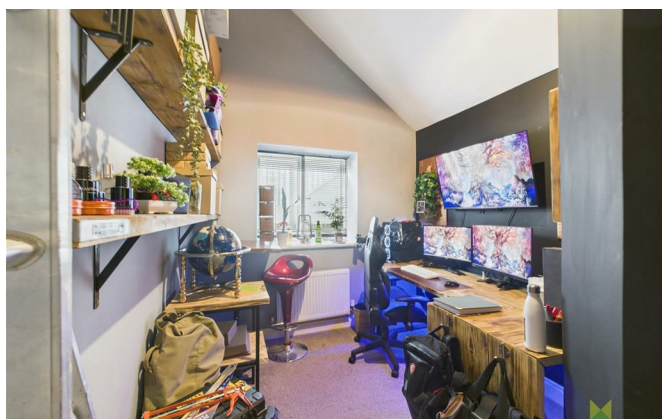
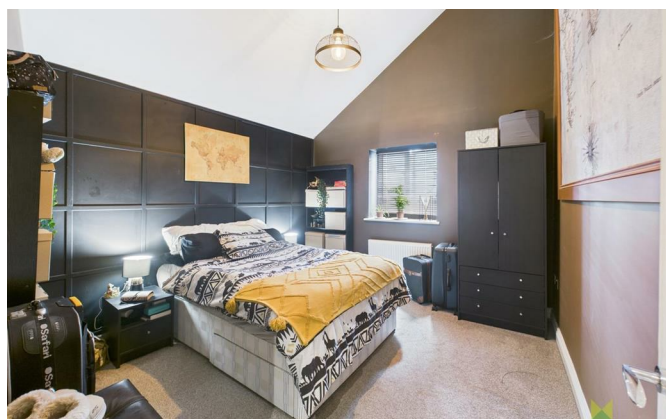
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

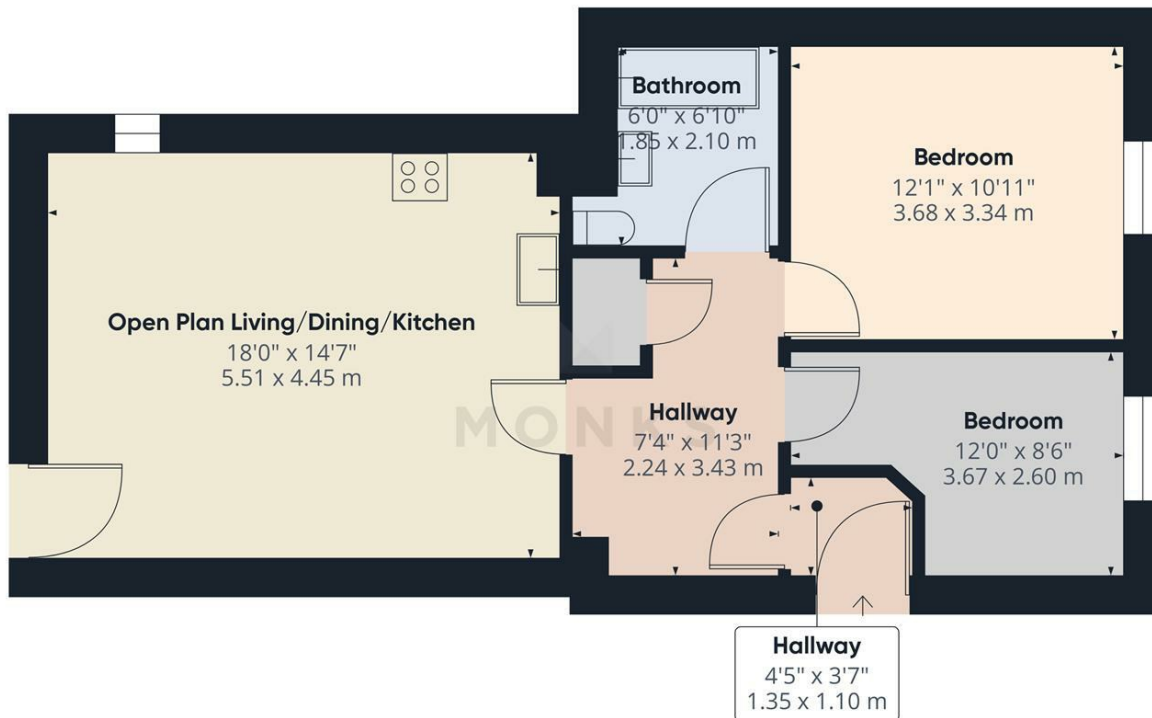


## 15 Wem Mill Mill Street, Wem, Shrewsbury, SY4 5GB.

2 Bedroom Flat

Offers In The Region Of £140,000





**Approximate total area<sup>(1)</sup>**  
620 ft<sup>2</sup>  
57.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## Get in touch

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## Wem office


13A High Street, Wem,  
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## 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 CO2 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 CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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