

19 Mill Street Wem SY4 5ED



3 Bedroom House - Terraced
Guide Price £280,000

The features

- PERIOD FEEL WITH MODERN INFRASTRUCTURE
- GENEROUS PROPORTIONED ACCOMMODATION
- INDIVIDUALLY STYLED ROOMS
- DELIGHTFUL GARDENS AND ALLOCATED PARKING
- VIEWING HIGHLY RECOMMENDATION
- SPACIOUS LIVING ROOM
- RECENTLY RE FITTED KITCHEN AND DINING ROOM
- THREE EXCELLENT SIZED BEDROOMS
- BATHROOM, SHOWER ROOM AND CLOAKROOM
- EPC RATING B



***** MUCH IMPROVED AND INDIVIDUALLY STYLED MEWS HOME WITH PARKING *****

An excellent opportunity to purchase this wonderfully light and spacious three-bedroom end of Mews home which has recently undergone a scheme of improvement works which must be viewed to be fully appreciated. Constructed in 2019 the property offers a blend of period design and modern infrastructure such as with double glazed uPVC sash windows.

Occupying an enviable position in the heart of this popular North Shropshire market Town which has excellent facilities on hand.

Reception Hall with Cloakroom, good sized Living Room, open plan Kitchen/Dining Room, Principal Bedroom with en suite Shower Room, 2 further Bedrooms and Bathroom.

The property has gas central heating, double glazing, two allocated parking spaces and enclosed rear garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town, perfect for commuters with the Railway Station being a short distance 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.

ENTRANCE HALLWAY

Approached via part glazed uPVC front door opening into a spacious hallway with useful under stairs storage and door into the

CLOAK ROOM

Fitted with low-level flush WC, hand wash basin and heated towel rail with window to side.

LIVING ROOM

Of excellent proportions and flooded with light from windows to both the side and bay window to the front.

OPEN PLAN KITCHEN AND DINING ROOM

A superb space for both comfortable every day living and entertaining with doors directly onto the garden. The kitchen is fitted with a range of stylish cabinetry under contrasting wood effect work surfaces incorporating 1.5 stainless steel drainer sink and four burner ring induction hob. Further range of matching eye level cupboards, integrated dishwasher and oven along with space for further freestanding appliances.

Staircase winds and rises to the first floor landing.

PRINCIPAL BEDROOM

A well-proportioned double bedroom with a window to the front and door into the

EN-SUITE SHOWER ROOM

Fitted with white suite comprising large walk-in shower cubicle with dual shower head over, low level flush WC and hand wash basin. Heated towel rail, windows to rear and side. Laid to wood effect floor tiles.

BEDROOM TWO

A further double bedroom with windows to front and side, ample space for freestanding furniture.

BEDROOM THREE

A generous single bedroom with window to front.

FAMILY BATHROOM

Of generous proportions and fitted with white suite comprising panelled bath with dual shower head over, low-level flush WC and hand wash basin. Heated towel rail and window to side, laid to wood effect tiled flooring.

OUTSIDE

The extensively planted gardens wrap round the front side and rear of the property and are well stocked with seasonal flowering perennials and shrubs providing all year round structure and interest. The delightful enclosed rear garden is a blend of terracing under a superb veranda, lawn and pathways weaving past well stocked flowerbeds. Garden shed and side pedestrian access.

Within the car parking area at the rear of the Mews is designated parking for two vehicles.

SERVICES

We are advised that all mains services are connected.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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) 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.

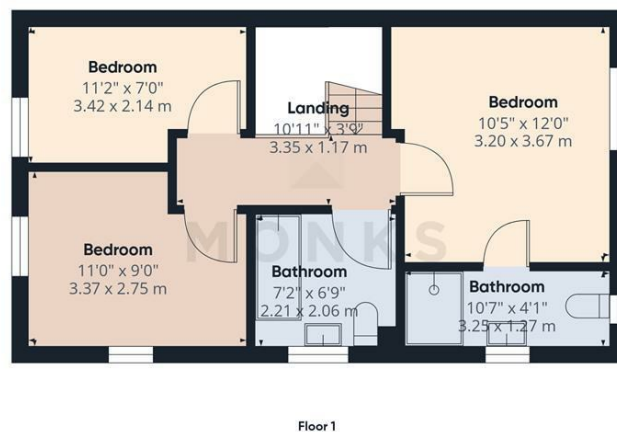
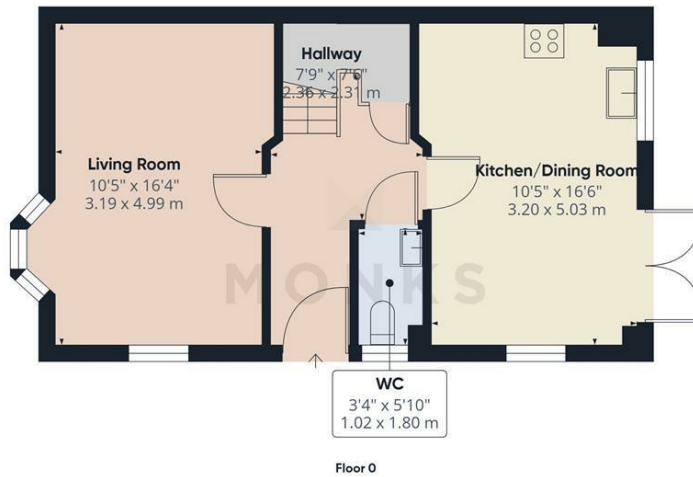
NEED TO CONTACT US

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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Approximate total area[®]
906 ft²
84.3 m²

(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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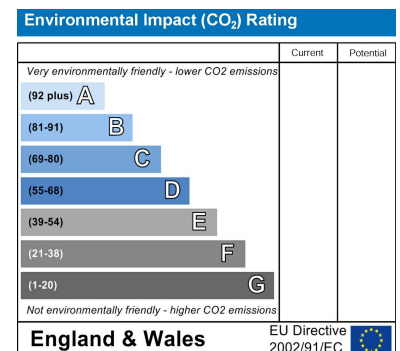
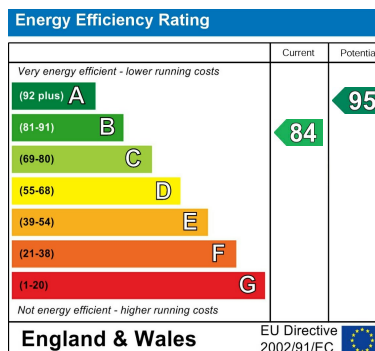
Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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