

1 Orchard Way Wem Shrewsbury SY4 5DY



2 Bedroom House
Offers In The Region Of £177,995

The features

- IMMACULATE 2 BEDROOM HOME
- NEWLY INSTALLED AIR SOURCE HEAT SYSTEM
- 2 BEDROOMS AND BATHROOM
- 2 ALLOCATED PARKING SPACES
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYER
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM
- ENCLOSED PAVED GARDEN
- VIEWING ESSENTIAL
- EPC RATING D



*** IMMACULATE 2 BEDROOM HOME ***

An excellent opportunity to purchase this well presented and improved 2 bedroom home - perfect for a first time buyer.

Occupying an enviable position in the heart of this popular North Shropshire market Town being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London, schools, doctors, shops and recreational facilities.

The accommodation briefly comprises Entrance Porch, good sized Lounge, Kitchen/Dining Room, 2 Bedrooms and Bathroom.

The property has the benefit of a newly installed air source heat system, double glazing, enclosed rear courtyard style garden and 2 allocated parking spaces.

Viewing essential.

Property details

LOCATION

Occupying an enviable position in the heart of this popular North Shropshire market Town being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London, schools, doctors, shops and recreational facilities.

ENTRANCE PORCH

with door leading to

LOUNGE

A good sized room with window to the front, media point, radiator.

KITCHEN/DINING ROOM

Dining Area with window and door to garden. Radiator.

The Kitchen is fitted with range of units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having space beneath for a range of appliances, tiled surrounds and eye level wall units and extractor hood. LVT flooring, window overlooking the garden.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with Airing Cupboard and off which lead

BEDROOM 1

A generous double room with window to the front, built in storage cupboard, radiator.

BEDROOM 2

with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

To the front is a small garden area, paved and gravelled and well screened from the road by mature hedging. Side pedestrian access to the REAR GARDEN which has been laid for ease of maintenance to paved terracing with gravelled borders, enclosed with wooden fencing and offering a good level of privacy. Timber Garden storage shed and gate giving access to the parking area where there are two allocated spaces.

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 B - 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.

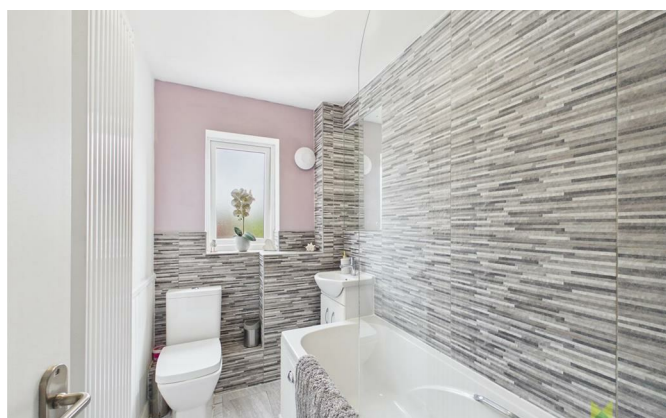
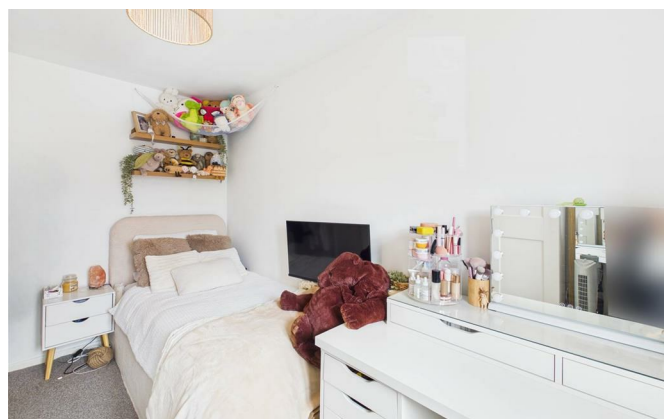
NEED TO CONTACT US

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

1 Orchard Way, Wem, Shrewsbury, SY4 5DY.

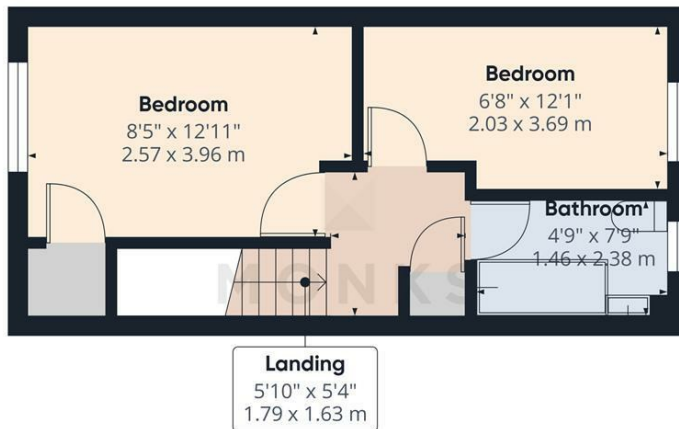
2 Bedroom House

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Floor 0



Floor 1

Approximate total area^m

568 ft²
52.8 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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