

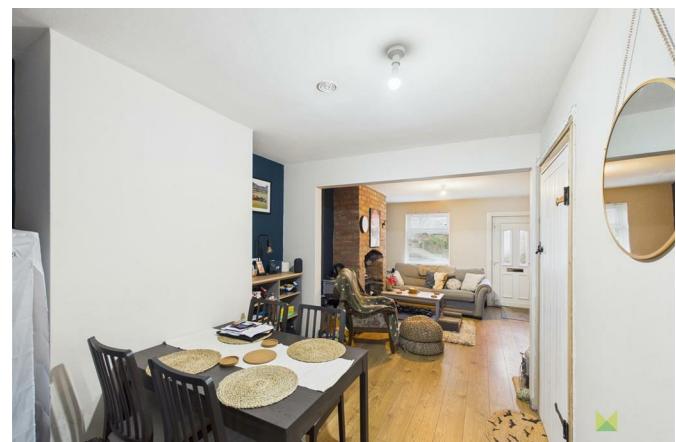
**41 New Street  
Wem Shrewsbury  
SY4 5AE**



**2 Bedroom House - Terraced  
Offers In The Region Of £170,000**

**The features**

- PERIOD 2 BEDROOM TERRACE HOUSE
- PERFECT FOR FIRST TIME BUYER OR INVESTOR
- KITCHEN AND BATHROOM
- GOOD SIZED REAR GARDEN
- A SHORT STROLL FROM LOCAL AMENITIES
- THROUGH LOUNGE/DINING ROOM WITH FEATURE LOG BURNER
- 2 GENEROUS SIZED BEDROOMS
- EPC RATING TBC



### \*\*\* CHARMING 2 BEDROOM TERRACE HOUSE \*\*\*

An opportunity to purchase this mature 2 bedroom period Terrace House - perfect for first time buyer, investor or those looking to downsize.

Being located a short stroll from the Town's facilities including doctors, schools, shops, supermarket, public houses, churches and Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises spacious through Lounge/Dining Room with feature log burner, Kitchen, 2 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, good sized rear garden.

**Viewing recommended.**

## Property details

### LOCATION

Set in an enviable position in the heart of the popular market Town of Wem being a short stroll from a range of amenities including supermarket, schools, doctors, public houses, churches, active Town Hall and Railway Station with links to Shrewsbury, Crewe and London.

### THROUGH LOUNGE/DINING ROOM

Sealed unit double glazed entrance door opens to the

Lounge with window to the front, feature brick chimney breast housing cast iron log burner, media point, wooden effect floor covering. Opening to

Dining area with useful understairs storage cupboard, radiator and continuation of wooden effect flooring.

### KITCHEN

fitted with range of units incorporating single drainer sink set into base cupboard. Further cupboards and drawers with work surfaces over and having space for cooker, washing machine and fridge freezer, tiled surrounds and eye level wall units. Tiled floor, window and stable style door to the garden. Radiator.

### BATHROOM

with suite comprising shaped panelled bath with shower over, wash hand basin and WC.

Complementary tiled surrounds, window to the rear, heated towel rail/radiator.

### FIRST FLOOR LANDING

Staircase leads to First Floor Landing off which lead

### BEDROOM 1

A generous sized double room with window to the front, radiator.

### BEDROOM 2

A double room with window overlooking the rear, radiator.

### OUTSIDE

To the rear of the property is a courtyard area with gate leading to the good sized garden which is predominantly laid to lawn with paved area and summerhouse/storage shed, and being enclosed with wooden fencing.

## 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 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](http://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

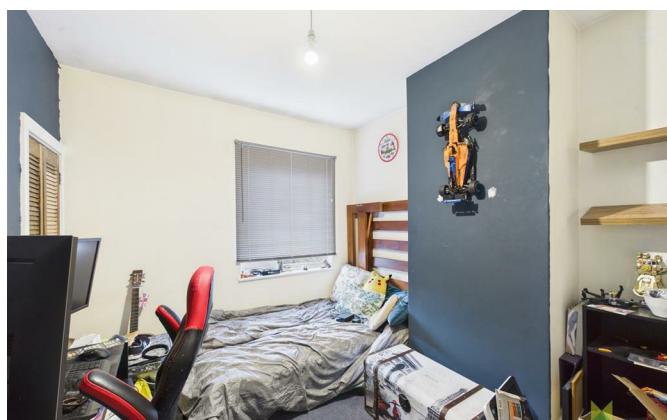
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

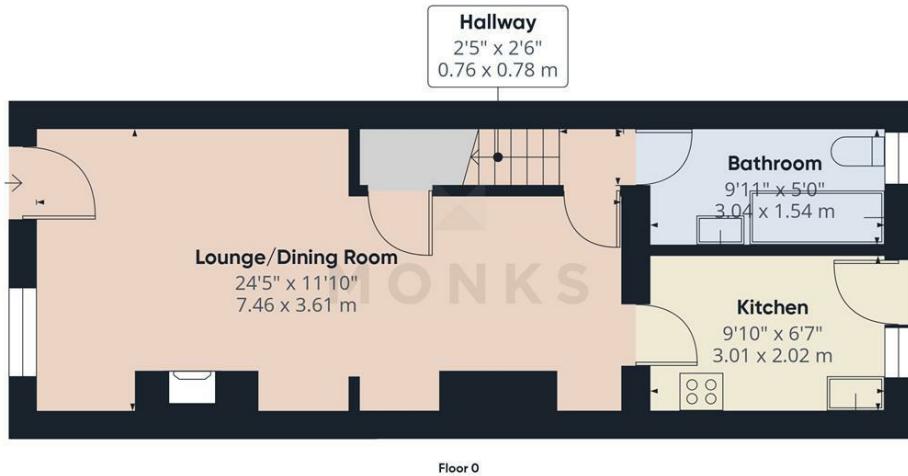
### NEED TO CONTACT US

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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**2 Bedroom House - Terraced**  
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MONKS

Approximate total area<sup>(1)</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



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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/81/EC	

# Judy Bourne

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## Get in touch

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Click [www.monks.co.uk](http://www.monks.co.uk)

## 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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