

2 Malthouse Cottages Station Road Wem SY4 5EW



2 Bedroom House
Offers In The Region Of £157,500

The features

- EXCELLENT FIRST TIME BUYER OR INVESTOR HOME
- KITCHEN/DINING ROOM WITH OVEN AND HOB
- ENCLOSED COURTYARD GARDEN
- A SHORT STROLL FROM AMENITIES
- EPC RATING C
- GOOD SIZED LOUNGE
- 2 BEDROOMS AND WET ROOM
- ALLOCATED PARKING
- VIEWING RECOMMENDED



***** MODERN 2 BEDROOM MID MEWS HOME *****

An excellent opportunity to purchase this 2 bedroom Mews home, perfect for a first home, downsizer or investor.

Occupying an enviable position on the edge of the Town, ideal for commuters being a short stroll from the Railway Station and excellent range of amenities on hand and backing onto the recreational park.

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

The property has the added benefit of gas central heating, enclosed garden area and allocated parking.

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable position on the edge of the Town, ideal for commuters being a short stroll from the Railway Station and excellent range of amenities on hand and backing onto the recreational park.

LOUNGE

A generous sized room with window overlooking the front, useful under stairs recess, media point, radiator.

KITCHEN/DINING ROOM

Fitted with range of white fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath, eye level wall units and tall shelved larder. Breakfast bar area, space for fridge freezer, tiled floor, radiator. Window and door to the garden.

FIRST FLOOR LANDING

Staircase leads to First Floor Landing with access to roof space.

BEDROOM 1

with window to the front, built in storage cupboard, media point, radiator.

BEDROOM 2

with window to the rear with outlook over the recreational ground, radiator.

SHOWER ROOM

Refitted as a useful Wet Room with shower, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

To the front of the property is a paved path with gravelled forecourt. Rear access leads to the Garden which has been laid for ease of maintenance to decked terracing, ideal for outdoor dining and entertaining, enclosed with wooden fencing and backing onto the recreational ground.

Allocated parking.

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](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.

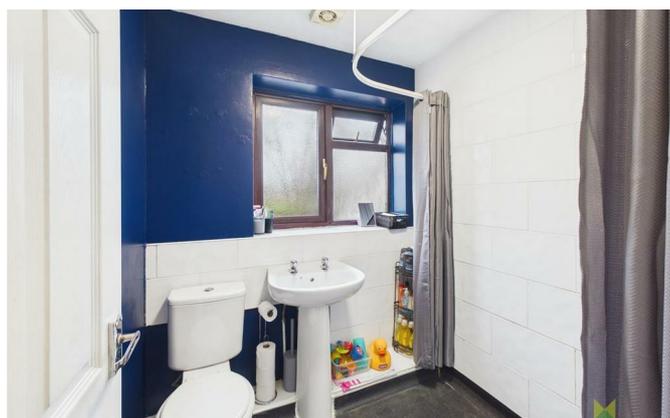
NEED TO CONTACT US

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

2 Malthouse Cottages Station Road, Wem, SY4 5EW.

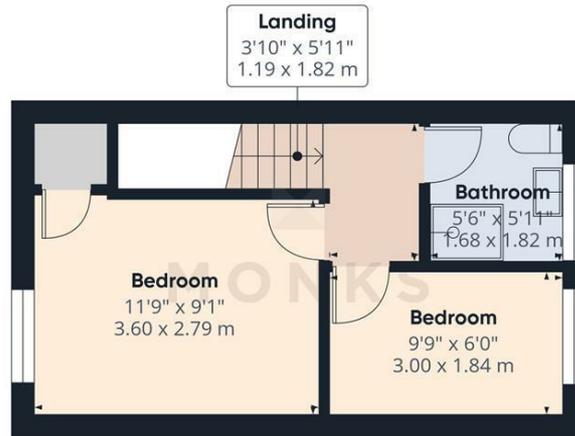
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Floor 0



Floor 1

Approximate total area^m
 500 ft²
 46.4 m²

Reduced headroom
 7 ft²
 0.7 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



Judy Bourne

Director at Monks
 judy@monks.co.uk

Get in touch

Call. 01939 234368
 Email. info@monks.co.uk
 Click. 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		74
(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 (CO ₂) 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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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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