29 New Street
Wem
SY4 5AE

MONKS

2 Bedroom House
Offers In The Region Of £160,000

The features

- WELL PRESENTED PERIOD TOWN HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DINING ROOM AND KITCHEN
- GOOD SIZED ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- PERFECT FOR FIRST TIME BUYER
- LOUNGE WITH FEATURE LOG BURNER
- TWO DOUBLE BEDROOMS AND BATHROOM
- WALKING DISTANCE OF LOCAL AMENITIES
- EPC RATING C

***** BEAUTIFULLY PRESENTED PERIOD TOWN HOUSE *****

An excellent 2 bedroom period Town House which has been improved by the current owners and offers a perfect opportunity for a First Time Buyer.

The property occupies an enviable position a short stroll from the amenities of Wem along with Railway Station which has links to Shrewsbury, Crewe and London.

The property accommodation briefly comprises Lounge with feature log burner, Dining Room, Kitchen, 2 double Bedrooms and Bathroom.

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

Viewing highly recommended.

Property details

LOCATION
The property occupies an enviable position in the popular North Shropshire Market Town. Wem boasts excellent facilities including Supermarket, Post Office, Bank, Town Hall, Churches and Doctors along with a Railway Station with links Crew and London and to the nearby County Town of Shrewsbury.

LOUNGE
with sealed unit double glazed door opening to attractive Lounge with window to the front. Chimney breast housing cast iron log burner, feature wooden effect floor covering, radiator. Double opening glazed doors to

DINING ROOM
with useful under stairs storage cupboard, continuation of feature wooden effect flooring, radiator

KITCHEN
with range of cream fronted units incorporating single drainer sink set into base unit with worksurface extending to the side with space for appliances, tiled surrounds and range of eye level wall units, tiled floor, radiator. Door and window to the rear.

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

FIRST FLOOR LANDING
Staircase leads to First Floor and off which lead

BEDROOM 1
A generous double room with window to the front, radiator.

BEDROOM 2
A further double room with window to the rear overlooking gardens, radiator.

OUTSIDE
To the rear is a courtyard area with store and gate giving access to the good sized garden which is laid mainly to lawn with paved sun terrace and to the rear a raised decked sun terrace.

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

SERVICES
We are advised that mains 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 `My Simple Mortgage' 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.

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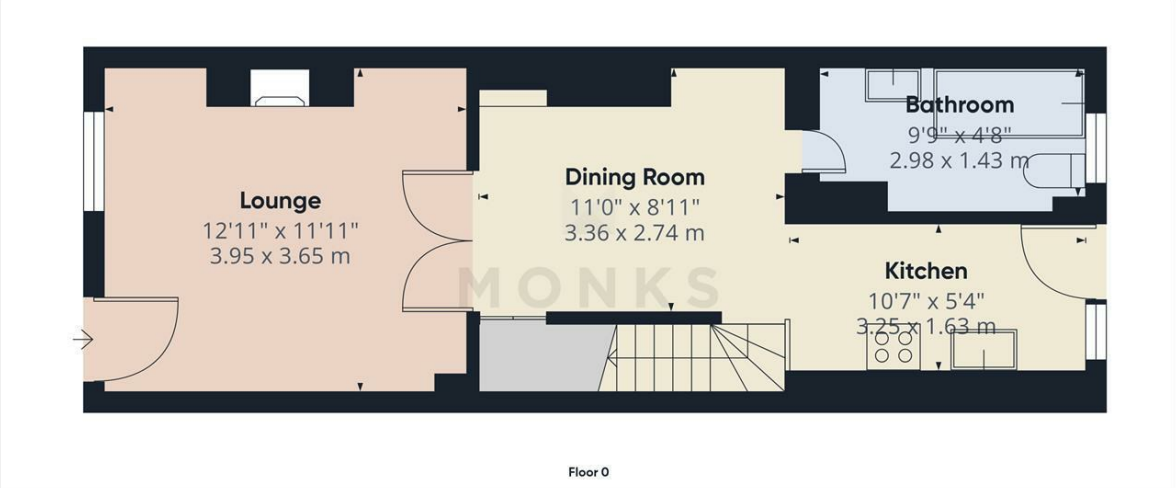

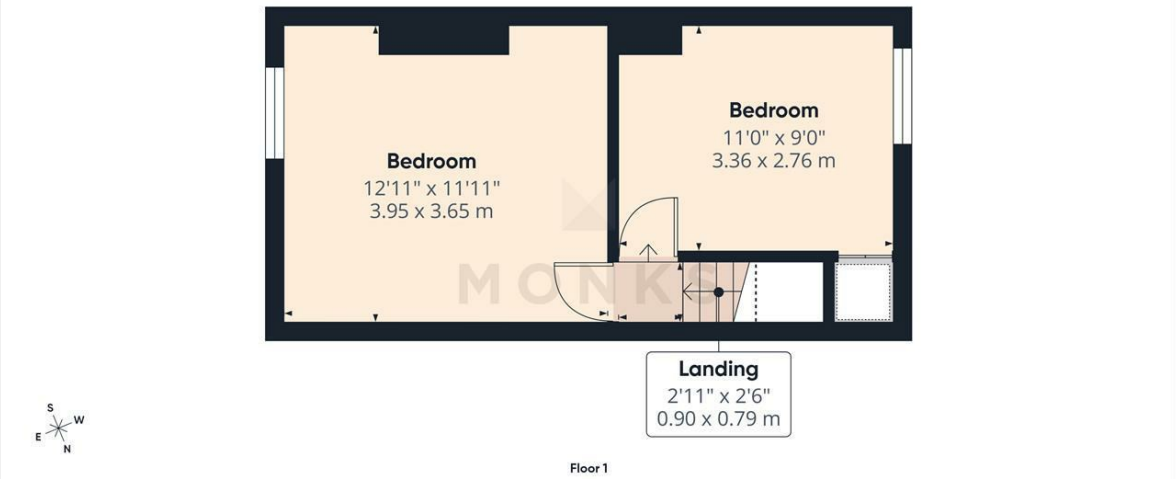

MONKS

Approximate total area(1)
636 ft²
59 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.

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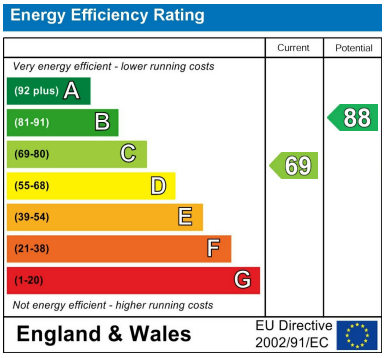

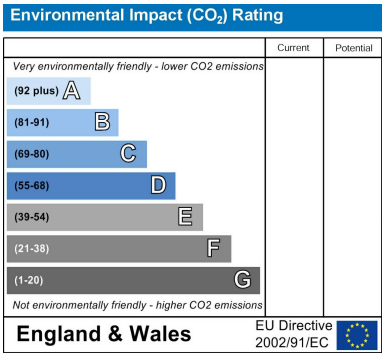

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• 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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