

23 Chapel Street

Wem

SY4 5ER



3 Bedroom House - Detached
Offers In The Region Of £275,000

The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- UTILITY AND WC
- TWO SPACIOUS FIRST FLOOR BEDROOMS AND NURSERY / HOME OFFICE
- MUCH IMPROVED ACCOMMODATION
- EXTENDED FABULOUS KITCHEN DINER
- HOME OFFICE/ GROUND FLOOR BEDROOM
- GENEROUS REAR GARDEN



A fully refurbished Grade II listed double fronted period home boasting many period features and a generous enclosed garden. The property is situated in the heart of the popular market town of Wem with easy access to the Shrewsbury town centre with all of its major amenities. The accommodation which must be viewed to be fully appreciated briefly comprises of: Reception hallway. Two reception rooms both with period features. Attractive refitted contemporary kitchen breakfast room with French doors to garden. Utility. WC. Bedroom Three/ Dining Room. First floor landing. Two Double Bedrooms. Nursery/ Home Office. Luxury refitted bathroom. Enclosed generous rear garden. Newly installed gas fired central heating. (Residents Parking Permit for Leek Street car park £192.00 aprox per annum)

Property details

LOCATION

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

RECEPTION HALL

With original period wooden entrance door, access to two reception rooms.

SITTING ROOM

With window to front, radiator and media point.

LOUNGE

With exposed ceiling timbers, window to front, attractive box window seating area, radiator, decorative brick fire surround and tiled hearth.

KITCHEN BREAKFAST ROOM

The beautifully refitted kitchen is the hub of the home, fully refitted with a range of modern wall and base units, matching Island with breakfast bar area with work surfaces over, built in oven with gas hob with extractor hood above, integrated fridge freezer, Belfast sink with mixer tap over. Vaulted ceiling with inset ceiling lights, Velux windows. Wooden style flooring. Window to side aspect. French doors with side panels opening to the rear garden. Deep understairs storage cupboard.

UTILITY

Again attractively refitted with a modern range of base and matching eye level units with 1 1/2 sink drainer unit and mixer taps with worksurfaces over. Tiled splashbacks, Radiator and inset ceiling lights.

WC

Attractively fitted with low flush WC, wash hand basin with mixer tap, window to side, radiator and inset ceiling lights.

BEDROOM THREE/ DINING ROOM

With radiator and French doors to garden.

Stairs rise from Lounge to FIRST FLOOR LANDING with roof light, built in storage cupboard.

BEDROOM

With window to front, radiator and deep storage cupboard.

BEDROOM

Window to front and radiator.

HOME OFFICE/ NURSERY

With velux window, radiator.

BATHROOM

Refitted with a luxury modern suite comprising of panelled bath with direct shower unit over and glass screen, attractive tiled surround, low flush WC and wash hand basin, heated towel rail and inset ceiling lights.

OUTSIDE

The property benefits from side pedestrian access which provides secure access to the rear where the gardens are of a generous size and perfect for outdoor entertaining. Mainly laid to lawn with steps to stoned paved sun terrace. The garden is full enclosed with fencing and hedging.

GENERAL

TENURE

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

SERVICES

We are advised that all main services are connected and would recommend this is verified.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - 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](https://monks.co.uk/buy/mortgage-calculator/) 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 3.00pm on Sunday, maximising every opportunity to find your new home.

23 Chapel Street, Wem, SY4 5ER.

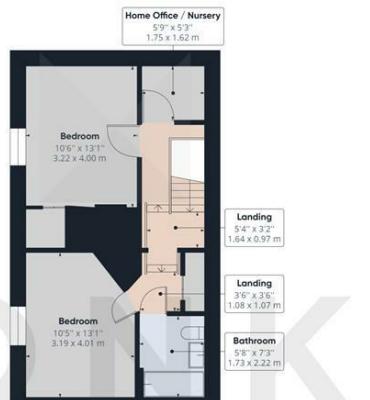
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Floor 0 Building 1

Approximate total area⁽¹⁾
1206.04 ft²
112.04 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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