

# 16 Aston Wem Shrewsbury SY4 5JH



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £250,000**

## The features

- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- SCOPE FOR MODERNISATION AND EXTENSION (STPP)
- 3 GENEROUS BEDROOMS AND SHOWER ROOM
- EXCELLENT SIZED REAR GARDEN
- VIEWING RECOMMENDED.
- ENVIABLE VILLAGE LOCATION ON THE EDGE OF WEM
- THROUGH LOUNGE, KITCHEN/DINING ROOM
- DRIVEWAY WITH AMPLE PARKING
- NO UPWARD CHAIN
- EPC RATING E



\*\*\* EXCELLENT SIZED REAR GARDEN WITH OPEN ASPECT \*\*\*

An opportunity to purchase this mature 3 bedroom semi detached house which offers scope for modernisation and extension (subject to the necessary consents) set in an excellent sized plot.

Occupying an enviable position in the heart of this popular village a short drive from the North Shropshire market Town of Wem which boasts excellent facilities and Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, through Lounge with open fire, Kitchen/Dining Room, downstairs WC, 3 Bedrooms and Shower Room.

The property has the benefit of oil central heating, driveway with ample parking and excellent sized gardens. Offered for sale with no upward chain.

## Property details

### LOCATION

Occupying an enviable position in the heart of this popular village a short drive from the North Shropshire market Town of Wem which boasts excellent facilities and Railway Station with links to Shrewsbury, Crewe and London.

### RECEPTION HALL

Entrance door opens to Reception Hall with stairs to Landing.

### LOUNGE

A good sized through room with window to the front and patio doors to the rear garden. Stone fireplace with open grate, media point, radiator.

### KITCHEN

Fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having ample space for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and eye level wall units, windows to the front and rear, radiator. Ample space for dining table.

### REAR ENTRANCE

with door leading to the garden and

### WC

with low flush suite. Central heating boiler.

### FIRST FLOOR LANDING

From the hall stairs lead to First Floor Landing with window overlooking the rear.

### BEDROOM 1

A generous double room with window to the front with aspect across open fields to The Follies in the distant, radiator. Built in storage cupboard.

### BEDROOM 2

Another double room with window to the front with views as Bedroom 1, radiator.

### BEDROOM 3

with window overlooking the rear garden, radiator.

### SHOWER ROOM

with tiled shower cubicle, wash hand basin and WC. Radiator, window to the rear. Airing Cupboard.

### OUTSIDE

The property is set back from the road and approached over driveway with parking for several vehicles and covered carport area. The Front Garden

is laid to lawn with flower and shrub beds and enclosed with brick walling. The Rear Garden is of an excellent size - being laid mainly to lawn with well stocked flower and shrub beds, vegetable sections and 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 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.

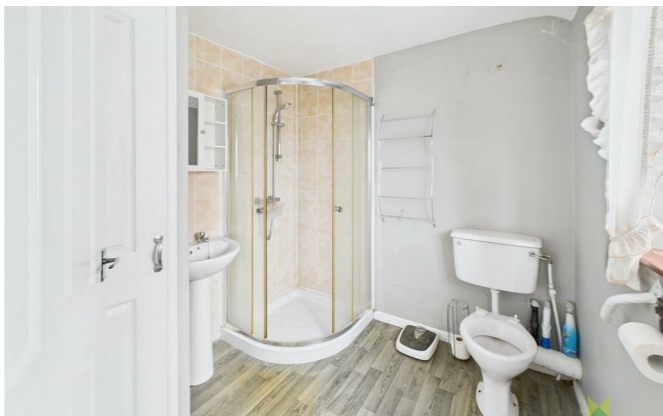
#### NEED TO CONTACT US

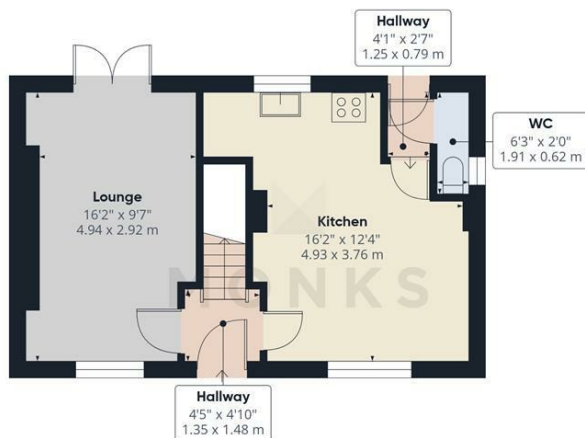
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



## 16 Aston, Wem, Shrewsbury, SY4 5JH.

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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
808 ft<sup>2</sup>  
75.1 m<sup>2</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



## 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

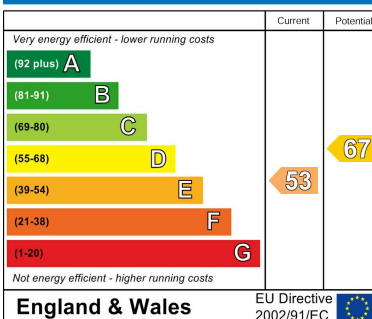
13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

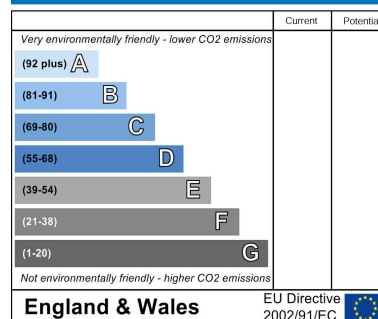
HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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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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