

29 Harris Croft Wem SY4 5DU



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

The features

- EXCELLENT 2 BEDROOM TERRACED HOME
- ENVIABLE CUL DE SAC LOCATION CLOSE TO AMENITIES
- RECEPTION HALL, GOOD SIZED LOUNGE/DINING ROOM
- 2 DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN, VIEWING HIGHLY RECOMMENDED
- IDEAL FOR FIRST TIME BUYER
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- KITCHEN WITH OVEN AND HOB
- DRIVEWAY WITH PARKING AND ADDITIONAL PARKING
- EPC C



***** WELL PRESENTED 2 BEDROOM HOME *****

An excellent opportunity to purchase this well maintained 2 bedroom terraced home which is perfect for a first time buyer or investor.

Occupying an enviable position in this popular location on the edge of Wem being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London and a range of local amenities.

The accommodation briefly comprises Reception Hall, Lounge /Dining Room, Kitchen with oven and hob, 2 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, parking for 2 cars and enclosed rear garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town. Ideal for commuters with the Railway Station being a short distance away with links to the County Town of Shrewsbury, Crewe and London. Wem is a thriving and self sufficient town with a range of excellent local amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall.

ENTRANCE

Covered entrance with door opening to Reception Hall, radiator.

LOUNGE/DINING ROOM

with double opening patio doors leading on to the garden, media point, radiator.

KITCHEN

with range of modern shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over with space beneath for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and eye level wall units, radiator, window to the front.

FIRST FLOOR LANDING

Stairs lead to the First Floor with access to roof space.

BEDROOM

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

BEDROOM

Another double room with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE

To the front is a gravelled forecourt and place for parking with additional car parking in the adjacent parking bay. The rear garden has been laid for ease of maintenance with sun terrace, gravelled areas with flower and shrub beds 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

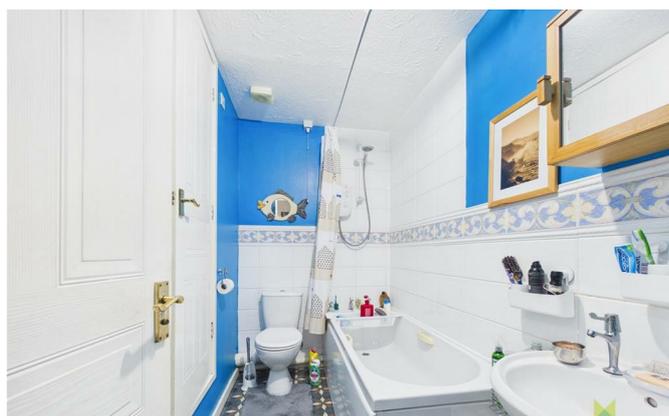
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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

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Floor 0



Floor 1

Approximate total area^m
 554 ft²
 51.6 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



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Get in touch

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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		90
(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 (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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.