

# 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 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**

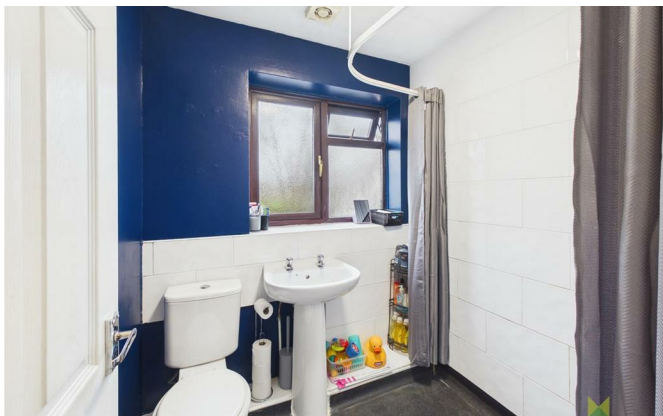
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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## 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

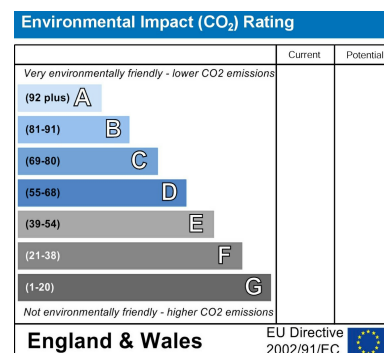
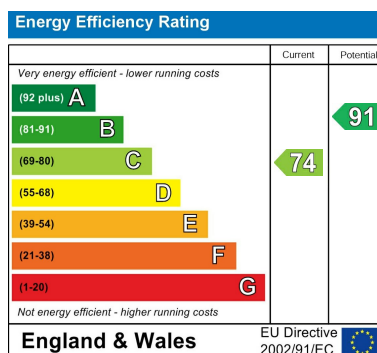
## Wem office

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



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