

# 30 Mill Street Wem Shrewsbury SY4 5ED



2 Bedroom House  
Offers In The Region Of £180,000

## The features

- LOVELY LIGHT TWO BEDROOM PERIOD TOWN HOUSE
- RECEPTION HALL, LOUNGE AND SEPERATE DINING ROOM
- 2 GENEROUS DOUBLE BEDROOMS
- WALLED COURTYARD STYLE GARDEN
- VIEWING RECOMMENDED
- ENVIABLE LOCATION CLOSE TO AMENITIES
- KITCHEN WITH UTILITY SECTION AND WC
- WELL APPOINTED BATHROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING F



\*\*\* PERIOD TOWN HOUSE - NO UPWARD CHAIN \*\*\*

An excellent opportunity to purchase this charming 2 double bedroom Period Town House being offered for sale with no upward chain and perfect for first time buyer or those looking to downsize.

Occupying an enviable position in the heart of the popular North Shropshire market Town of Wem which has excellent local facilities and is a short stroll from the Railway Station with links to Shrewsbury, Crewe, Manchester and London.

The accommodation briefly comprises Reception Hall, lovely light Lounge, Dining Room, Kitchen with Utility Section and WC, 2 generous double Bedrooms and well appointed Bathroom.

The property has the benefit of double glazing, feature high ceilings and private walled rear courtyard style garden.

Offered for sale with no upward chain.

## Property details

### LOCATION

Occupying an enviable position in the heart of the popular market Town of Wem which lies to the Northern edge of Shrewsbury. Wem boasts a good range of facilities including schools, doctors, supermarket, independent stores, churches, restaurants/public houses, active Town Hall and recreational facilities. For commuters there is a regular bus service to the County Town and the Railway Station in Wem provides links to Shrewsbury, Crewe, Manchester and London.

### RECEPTION HALL

#### LOUNGE

A lovely light room having feature bay window to the front and further window to the side with open aspect along Mill Street. Fire surround with marble hearth and inset housing ornamental fire, media point. Double opening doors to

#### DINING ROOM

Another lovely light room having windows to the front and side, chimney breast with wooden surround housing ornamental fire.

#### KITCHEN

Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and matching eye level wall units. Quarry tiled floor, useful under stairs pantry cupboard and window to the side. Opening to

#### UTILITY AREA

with continuation of quarry tiled floor and ample space for appliances.

#### GROUND FLOOR WC

With low flush suite and window to the rear.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

#### BEDROOM 1

A generous sized double room naturally well lit with windows to the front and side with aspect along Mill Street.

#### BEDROOM 2

Another generous double room with windows to the side and rear. Range of fitted shelving.

### BATHROOM

A good sized room with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, Airing Cupboard, window to the rear.

### OUTSIDE

The property is approached through wrought iron gate with attractive tiled pathway and raised forecourt garden area enclosed with brick walling and wrought iron fencing. Side access leads into the Rear courtyard style garden which offers a good level of privacy and screened with brick walling. Outside storage.

### 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](https://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

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## Get in touch

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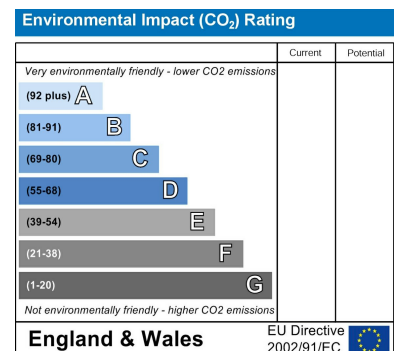
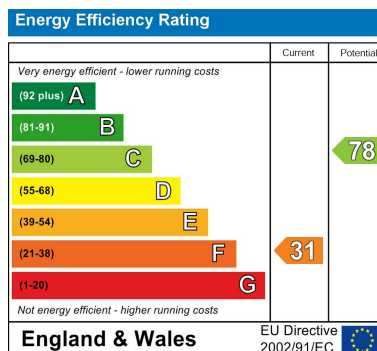
## Wem office

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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