

# 55 New Street Wem SY4 5AE



4 Bedroom House - Terraced  
By Auction £250,000

## The features

- AVAILABLE VIA THE MODERN METHOD OF AUCTION
- SPACIOUS AND VERSATILE LIVING OVER 3 FLOORS
- GOOD SIZED KITCHEN AND UTILITY/BOOT ROOM
- DELIGHTFUL ENCLOSED WALL GARDEN
- VIEWING RECOMMENDED
- CHARMING PERIOD TOWN HOUSE
- LIVING AND DINING ROOMS WITH FEATURE FIREPLACES
- 4 GENEROUS BEDROOMS, BATHROOM AND SHOWER ROOM
- ENVIABLE LOCATION A STONES THROUGH FROM TOWN AMENITIES
- EPC TBC



**\*\*\* AVAILABLE VIA MODERN METHOD OF AUCTION - CHARMING 5 BEDROOM PERIOD TOWN HOUSE \*\*\***

An exciting opportunity to acquire this period Town house offering spacious and versatile accommodation over 3 floors. Ideal for a growing family or those who work from home.

Set in an enviable position in the heart of the popular market Town of Wem being a short stroll from a range of amenities including supermarket, schools, doctors, public houses, churches, active Town Hall and Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, Living Room and Dining Room each with feature fireplaces, Kitchen, Utility, Home Office/Attic Storage, Bedroom with Juliette Balcony and Bathroom on the First Floor and 3 further double Bedrooms and Shower Room on the Second Floor.

The property has gas central heating, original period features and an excellent sized walled rear garden.

Viewing recommended.

## Property details

### MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### LOCATION

Set in an enviable position in the heart of the popular market Town of Wem being a short stroll from a range of amenities including supermarket, schools, doctors, public houses, churches, active Town Hall and Railway Station with links to Shrewsbury, Crewe and London.

### RECEPTION HALLWAY

Approached via panelled front door under decorative fan light and opening into a spacious reception hallway of which radiate the reception rooms. Access to the CELLAR.

### LIVING ROOM

Flooded with light from large window to the front and featuring an original cast-iron fireplace set into wooden surround, recessed alcove and moulded corning.

### DINING ROOM

Laid to tile and featuring a log burning stove set into Inglenook fireplace. Opening directly into the

### KITCHEN

Fitted with a range of black high gloss units under contrasting work surfaces incorporating 1.5 stainless steel drainer sink. Further range of matching eyelevel cupboards, integrated dishwasher and a ring burner range cooker.

### UTILITY ROOM

A functional space with ample room for freestanding appliances. Storage cupboard and door directly onto the garden. Stairs lead up to the

### ATTIC ROOM/HOME OFFICE

Accessed via stairs from the utility room. Currently serving as a useful storage space, alternatively this could provide a craft room or home office.

From the hallway, stairs rise to the first floor.

### PRINCIPAL BEDROOM

A delightful room of excellent proportions with striking open fireplace, moulded coving and Juliet balcony to the front enjoying a pleasant open aspect.

### FAMILY BATHROOM

A superbly generous space fitted with traditional white suite comprising freestanding roll top bath with showerhead over, walk-in shower cubicle, low-level flush WC and hand wash basin. Partly tiled with airing cupboard, heated towel rail and window to rear.

Stairs rise to the second floor.

### BEDROOM TWO

Another generously proportioned double bedroom with ample space for freestanding furniture and sash window to the front with open aspect overlooking playing fields.

### BEDROOM THREE

A double bedroom of generous proportions with open front aspect.

### BEDROOM FOUR

A further double bedroom with ample space for freestanding furniture and wall mounted hand wash basin. Window to the rear overlooking the garden.

### SHOWER ROOM

Fitted with white suite comprising walk-in corner shower cubicle, low-level flush WC and hand wash. Radiator and window to rear.

### OUTSIDE

The large wall garden is mainly laid to terracing and lawn for ease of maintenance and enjoys sun throughout the course of the day. To the far boundary is a versatile brick outbuilding which could serve as a workshop or potting shed, with greenhouse to the side.

Side gate with access under archway with flying freehold leading to the front of the property. On street parking available along New Street.

### SERVICES

We are advised that all mains services are connected.

### AGENTS NOTE

There is a flying freehold. This will be confirmed via pre- inquiries.

### GENERAL INFORMATION

#### TENURE

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

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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/buy/mortgage-calculator/) where you will find the 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.

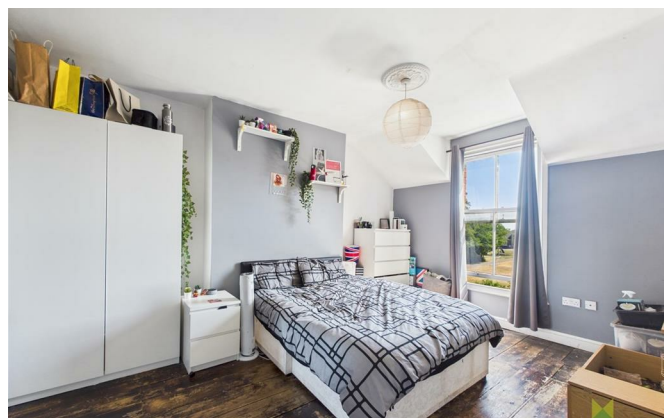
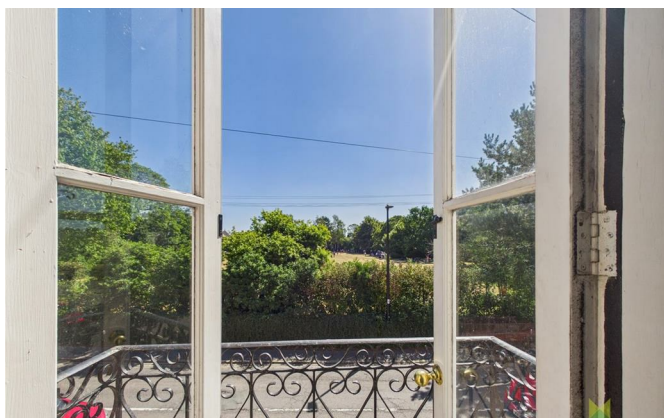
#### NEED TO CONTACT US

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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**4 Bedroom House - Terraced  
By Auction £250,000**





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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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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