

2 Grove End Court Wem SY4 5EN



2 Bedroom House - Detached
Offers In The Region Of £178,000

The features

- IMPRESSIVE 2 BEDROOM DETACHED HOME
- GOOD SIZED LOUNGE/DINING ROOM, GARDEN ROOM
- GROUND FLOOR BEDROOM AND SHOWER ROOM
- ALLOCATED PARKING FOR TWO CARS
- EPC C
- ENVIABLE COURTYARD LOCATION IN THE TOWN CENTRE
- ATTRACTIVE FITTED KITCHEN WITH APPLIANCES
- FIRST FLOOR BEDROOM/CRAFTS ROOM
- PRIVATE ENCLOSED REAR GARDEN



***** CHARMING TWO-BEDROOM DETACHED COTTAGE IN COURTYARD SETTING *****

An excellent opportunity to purchase this unique two-bedroom detached home forming part of a quiet courtyard development in the heart of the Town.

Ideally placed for access to all amenities and a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation which must be viewed briefly comprises Entrance, good sized Living/ Dining Room, Stylish Kitchen, Garden Room, ground floor Bedroom and Bathroom and First Floor Bedroom/ Hobbies Room.

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

Viewing highly recommended.

Property details

LOCATION

The property occupies a peaceful location in the popular North Shropshire Market Town. Wem boasts excellent facilities including Primary and Secondary Schools, Supermarket, Post Office, Town Hall, Churches and Doctors along with a Railway Station with links to Crewe and London and to the nearby County Town of Shrewsbury.

ENTRANCE

Wooden and glazed entrance door opens to Reception Area and

KITCHEN

attractively fitted with shaker style units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with worksurfaces over and having integrated dishwasher, inset 4 ring hob with extractor hood over and oven and grill beneath, integrated washing machine. Space for freestanding fridge/freezer. Tiled surrounds and eye level wall units, window to the front, radiator.

LIVING/DINING ROOM

a generous sized room having windows to the front and side, media point, useful cloaks cupboard and further cupboard housing boiler.

GARDEN ROOM

being of sealed unit double glazed construction with door to the garden.

GROUND FLOOR BEDROOM

with window to the front, radiator.

SHOWER ROOM

with fully tiled shower cubicle, wash hand basin set into vanity with storage and WC. Radiator.

FIRST FLOOR BEDROOM

Enclosed staircase to the First Floor Bedroom with French door leading to balcony area, radiator.

OUTSIDE

The property occupies an enviable position in a quiet courtyard location, tucked away off the High Street. To the front are two parking spaces. Access to the private Rear Garden which has been laid for ease of maintenance to paved and gravelled terrace and enclosed with wooden fencing. Two timber garden storage sheds.

AGENTS NOTE

There is a management company in place for the communal areas. An annual service charge of

approximately £900.00 payable toward the managing agent Lambert Smith Hampton Residential. To be confirmed during pre-contractual inquiries.

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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Get in touch

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Click. www.monks.co.uk

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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		88
(81-91) B		
(69-80) C		73
(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.
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