

40 The Grove Wem SY4 5EQ



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

The features

- MATURE 3 BEDROOM HOME
- GENEROUS CORNER PLOT
- HALL, LOUNGE, DINING ROOM, KITCHEN
- IDEAL FIRST TIME BUYER OR INVESTOR
- EPC RATING D
- OFFERING SCOPE FOR MODERNISATION AND IMPROVEMENT
- CLOSE TO AMENITIES
- 3 BEDROOMS AND BATHROOM
- NO UPWARD CHAIN.



*** SCOPE FOR MODERNISATION ***

An opportunity to purchase this mature 3 bedroom home set on a corner plot and offering scope for modernisation and improvement with room for extension (subject to the necessary consents).

Located in the heart of the popular market Town of Wem being a short stroll from local amenities including shops, schools, active Town Hall and recreational facilities. The nearby Railway station offers links to Shrewsbury, Crewe, Manchester and London.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and Bathroom.

The property has the benefit of gardens to the front, side and rear and storage.

Offered for sale with no upward chain.

Property details

LOCATION

Located in the heart of the popular market Town of Wem being a short stroll from local amenities including shops, schools, active Town Hall and recreational facilities. The nearby Railway station offers links to Shrewsbury, Crewe, Manchester and London.

RECEPTION HALL

Sealed unit double glazed door opening to Reception Hall with radiator.

LOUNGE

having bay window overlooking the front, media point, radiator. Double opening doors to

DINING ROOM

with window overlooking the garden, wooden effect flooring, radiator.

KITCHEN

with single drainer sink set into base cupboard. Further range of cupboards and drawers with space for appliances, useful larder and understairs storage cupboard, window overlooking the garden.

REAR ENTRANCE/STORAGE

having doors leading to the front and rear gardens. Access to storage sheds.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing.

BEDROOM 1

a generous double room with window to the rear, radiator. Built in storage cupboard.

BEDROOM 2

another double room with window to the front, built in storage cupboard, radiator.

BEDROOM 3

with window to the front.

BATHROOM

with panelled bath with electric shower unit over, wash hand basin and WC. Tiled surrounds, radiator, window to the rear.

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/buy/mortgage-calculator/) 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.

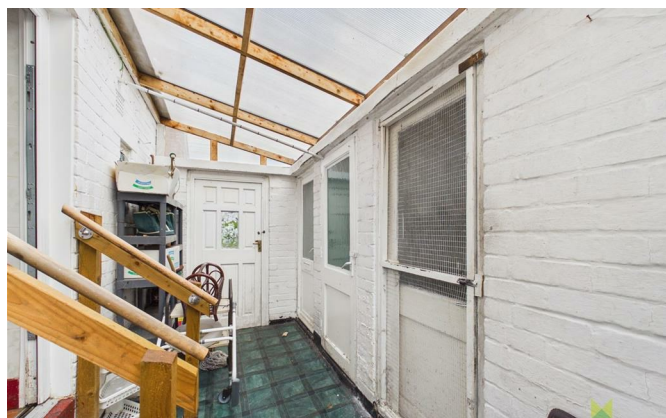
NEED TO CONTACT US

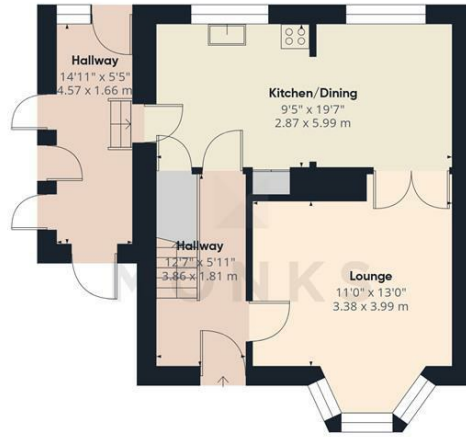
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

40 The Grove, Wem, SY4 5EQ.

3 Bedroom House

Offers In The Region Of £180,000





Floor 0



Floor 1



Approximate total area⁽¹⁾
926 ft²
86 m²

(1) Excluding balconies and terraces

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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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 (CO₂) 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.