

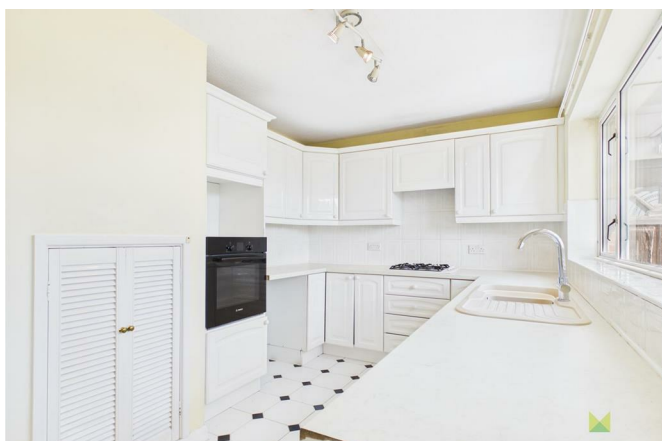
14 Hazlitt Place Wem Shropshire SY4 5JR



2 Bedroom House
Offers In The Region Of £245,000

The features

- SPACIOUS 2 BEDROOM SEMI DETACHED BUNGALOW
- RECEPTION HALL, GOOD SIZED LOUNGE/DINING ROOM
- 2 BEDROOMS AND SHOWER ROOM
- GARDENS TO THE FRONT AND REAR
- VIEWING RECOMMENDED.
- ENVIABLE LOCATION ON THE EDGE OF THE TOWN
- CONSERVATORY AND KITCHEN WITH OVEN AND HOB
- DRIVEWAY WITH PARKING AND GARAGE
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING D



***** NO UPWARD CHAIN - 2 BEDROOM BUNGALOW *****

An excellent opportunity to purchase this spacious 2 bedroom semi detached bungalow, perfect for those looking to downsize and want single storey living.

Occupying an enviable position on this popular cul de sac on the edge of the North Shropshire market Town of Wem. There are excellent facilities on hand including shops, schools, doctors, recreational facilities, active Town Hall and for commuters a short stroll from the Railway Station which has links to Shrewsbury, Crewe, Manchester and London.

The accommodation briefly comprises Reception Hall, good sized Lounge/Dining Room, Conservatory, Kitchen, 2 Bedrooms and Shower Room.

The property has the benefit of double glazing, central heating, driveway with parking, garage and gardens to the front and rear.

Viewing highly recommended.

Property details

LOCATION

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ENTRANCE

Double glazed entrance door to Reception Hall with wood effect flooring, radiator. Airing Cupboard.

LOUNGE/DINING ROOM

A lovely sized through room naturally well lit with window to the front and sliding patio doors to rear. Fire surround with hearth housing ornamental fire, media point, radiator.

KITCHEN

Fitted with range of units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances, inset 4 ring hob with drawers beneath and eye level oven and grill with storage above and below. Tiled surrounds and matching eye level wall units, window and door to the garden, radiator.

CONSERVATORY

Being of sealed unit double glazed construction with doors to the garden.

BEDROOM 1

A generous double room with window overlooking the front,

BEDROOM 2

having window to the side, radiator.

SHOWER ROOM

with suite comprising shower cubicle with electric shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property is approached over driveway with parking to carport and Garage. The Front and side gardens are laid to lawn with flower and shrub beds. Side pedestrian access leads around to the rear garden which has been laid for ease of maintenance to paving and gravel and enclosed with wooden fencing. Timber garden storage shed, aluminium framed greenhouse.

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 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) 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





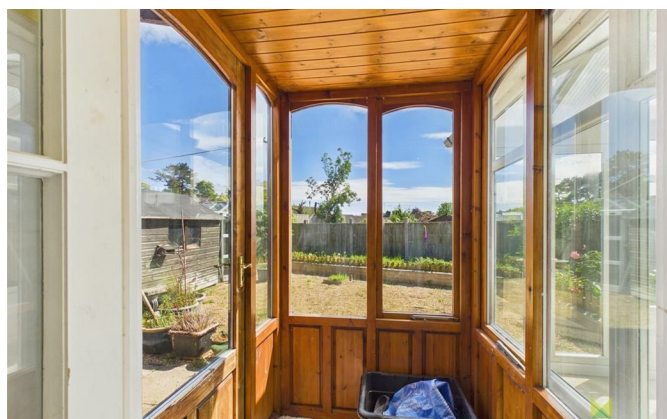
MONKS



14 Hazlitt Place, Wem, Shropshire, SY4 5JR.

2 Bedroom House

Offers In The Region Of £245,000





Approximate total area[®]
740 ft²
68.8 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	

Current: 55, Potential: 73

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.