

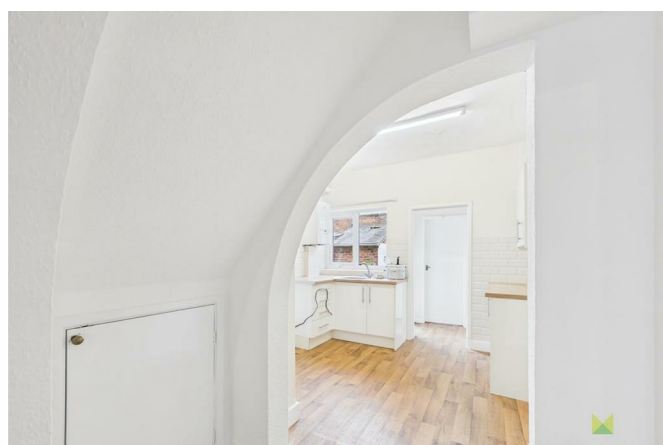
12 Mill Street Wem SY4 5ED



2 Bedroom House - Terraced
Offers In The Region Of £169,950

The features

- ENVIABLE LOCATION CLOSE TO AMENITIES
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- EPC RATING TBC
- PERIOD TWO BEDROOM TOWN HOUSE
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED SMALL COURTYARD STYLE GARDEN WITH STORE
- VIEWING RECOMMENDED



***** CHARMING PERIOD TOWN HOUSE *****

An opportunity to purchase this period 2 double bedroom Town House offered for sale with no upward chain and perfect for a first time buyer.

Occupying an enviable position in the heart of the Town, ideally placed for a range of local amenities including shops, schools, recreational facilities and being a short stroll from the Railway station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises good sized Lounge, Kitchen /Dining Room, 2 generous double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing and enclosed small courtyard style garden with store.

Viewing recommended.

Property details

LOCATION

Occupying an enviable position in the heart of the Town, ideally placed for a range of local amenities including shops, schools, recreational facilities and being a short stroll from the Railway station with links to Shrewsbury, Crewe and London.

LOUNGE

having sash window to the front, wooden fire surround housing living flame gas fire, media point, radiator. Archway with opening through to

KITCHEN

recently fitted with range of white fronted high gloss units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for range of appliances. Eye level wall units, wall mounted gas boiler, wooden floor covering, radiator. Window overlooking the rear.

Rear Entrance area with door to garden and

BATHROOM

with suite comprising panelled bath with mixer taps/shower, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

FIRST FLOOR LANDING

Enclosed staircase from the Lounge leads to the First Floor off which lead

BEDROOM

A large double room with sash window to the front, fitted double wardrobe, radiator.

BEDROOM

Another generous double room with window to the rear, radiator.

OUTSIDE

To the rear is an enclosed small courtyard style garden area which catches the afternoon and evening sun - brick built store.

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 A - 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

12 Mill Street, Wem, SY4 5ED.

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Offers In The Region Of £169,950**





Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

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

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 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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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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