

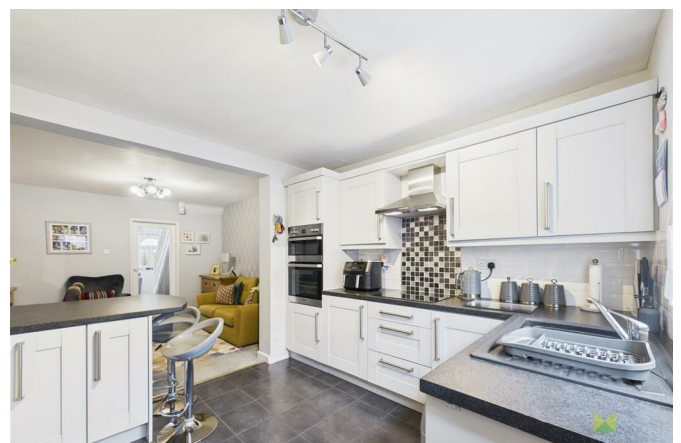
31 New Street Wem Shrewsbury SY4 5AE



2 Bedroom House - Terraced
Offers In The Region Of £175,000

The features

- Charming 2 Bedroom Terrace Home
- Living room with Gas Log Burner
- 2 Bedrooms
- Back Garden with Summer House
- Quiet Town Centre Location
- Kitchen / Dining Room
- Family Bathroom
- Viewing Essential



*** CHARMING TWO BEDROOM TERRACE HOUSE ***

An excellent opportunity to purchase this mature two bedroom terrace house which occupies 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 which must be viewed to be fully appreciated briefly comprises: Lounge, Fitted Kitchen, Two bedrooms and Bathroom. , Rear Garden with Sun House and storage brick shed.

Viewing recommended.

Property details

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.

LIVING ROOM

Flooded with light from large window to the front. Featuring a Wood effect stove and marble hearth. Staircase to FIRST FLOOR LANDING. Useful storage alcove under stairs and single glazed door through to

KITCHEN/DINING ROOM

with gas fire kitchen - kitchen laid to tile with a range of shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated fridge freezer, inset 4 ring hob with extractor hood over. Oven and grill set into further base and eye level units. Matching eye level wall units. Further base units with breakfast bar over. Window overlooking the garden. Glazed barn style door leading to rear garden.

FIRST FLOOR LANDING

With access to

ROOF SPACE

Fully boarded with Velux style window and further storage.

PRINCIPLE BEDROOM

Double bedroom with radiator and window overlooking front aspect of property

SECOND BEDROOM

with window overlooking rear garden, built in full length wardrobe with over bed storage, further useful built in storage.

BATHROOM

With wooden effect flooring, floor to ceiling tiles with single basin, WC, heated towel rail and panelled bath with mixer taps. Window overlooking rear of the property.

OUTSIDE

Mainly laid to lawn with patio sitting area. Summer house and another enclosed sitting area. Bricked outbuilding with water tap and area suitable for vegetable patch.

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

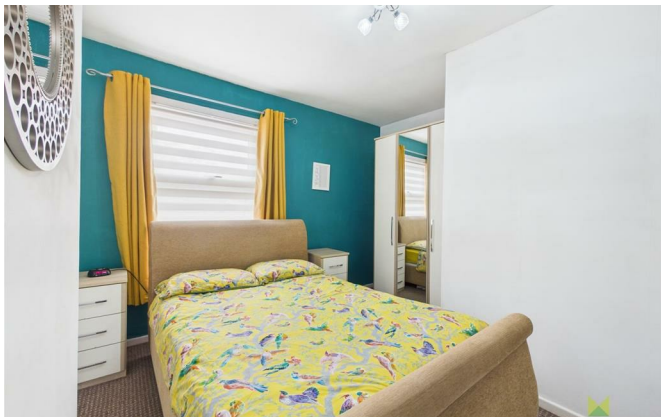
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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

31 New Street, Wem, Shrewsbury, SY4 5AE.

2 Bedroom House - Terraced
Offers In The Region Of £175,000





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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 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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.