

Waterloo Cottage Mill Street Wem Shrewsbury SY4 5EX



2 Bedroom House - Detached
Offers In Excess Of £245,000

The features

- BEAUTIFULLY APPOINTED PERIOD TOWN HOUSE
- LOUNGE WITH FEATURE LOG BURNER, SITTING ROOM WITH FIREPLACE
- 2 GENEROUS DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- PRIVATE ENCLOSED REAR GARDEN WITH SUMMERHOUSE/HOME OFFICE
- ENVIABLE LOCATION ON THE EDGE OF THE TOWN
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- WELL APPOINTED GROUND FLOOR SHOWER ROOM
- DRIVEWAY WITH PARKING
- EPC RATING E



*** TRULY STUNNING PERIOD TOWN HOUSE ***

An excellent opportunity to purchase this impressive, double fronted period Town House which has undergone modernisation and improvement along with a rear extension to provide a fabulous open plan Living/Dining Kitchen. The perfect home for those who love to entertain or downsize with space.

Occupying an enviable position on the edge of the Town being a short stroll from a host of local amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation which truly must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge with feature fireplace and log burner, Sitting Room, newly fitted Kitchen, Dining Room which is flooded with natural light, well appointed Shower Room, 2 generous double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and lovely rear garden which offers a great level of privacy and benefits from a Summerhouse House/Home office.

VIEWING ESSENTIAL.

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.

ENTRANCE

Covered entrance with door opening to Reception Hall with radiator and off which lead

LOUNGE

A charming room having walk in bay window to the front. Feature exposed brick chimney breast with quarry tiled hearth housing cast iron log burner, alcoves to either side, wooden floor covering, wall mounted contemporary radiator.

SITTING ROOM

A great versatile room having walk in bay window to the front. Chimney breast with fire surround and point for ornamental fire, alcoves to either side one with fitted shelving, wooden floor covering, contemporary wall mounted radiator.

STUNNING OPEN PLAN LIVING/DINING/KITCHEN

A beautifully appointed room flooded with natural light from feature vaulted ceiling with velux roof lights.

Dining area fitted with range of units to complement the Kitchen, useful understairs storage cupboard, wooden floor covering throughout and double opening French doors leading to the garden.

The Kitchen is well fitted with high quality white fronted shaker style units incorporating deep bowl undermount sink with base cupboard beneath. Further range of cupboards and drawers with solid work surfaces over and having integrated dishwasher with matching fascia panel. Inset halogen hob, twin ovens and microwave with storage above and below and tall pull out larder to the side, complementary tiled surrounds, space for fridge/freezer and eye level wall units. Recessed ceiling lights and door to

SHOWER ROOM

Beautifully fitted with large walk in shower with glazed screen, direct mixer unit with drench head, wash hand basin set into vanity with storage beneath and concealed WC. Complementary tiled surrounds, wall mounted heated towel rail/radiator, window to the side.

FIRST FLOOR LANDING

From the entrance staircase leads to the First Floor Landing with window to the rear and off which lead

BEDROOM

A generous double room with window overlooking the front, excellent range of fitted bedroom furniture including wardrobes, dressing table and drawer storage, radiator.

BEDROOM

Another generous double room with window to the front, range of built in wardrobes, radiator.

BATHROOM

with suite comprising panelled bath with shower over, period style wash hand basin and WC. Decorative wood panelling, Airing Cupboard, window to the rear.

OUTSIDE

The property is approached over pathway with forecourt garden area with flower and shrub beds and screened from the road by brick walling. To the side is a gravelled driveway with parking for car.

The Rear Garden has been thoughtfully designed for ease of maintenance and for those who love to entertain and dine alfresco. With a large paved sun terrace with slate borders and additional raised seating areas. Affording a great level of privacy being enclosed with wooden fencing.

There is an excellent Garden Summerhouse/Home office.

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

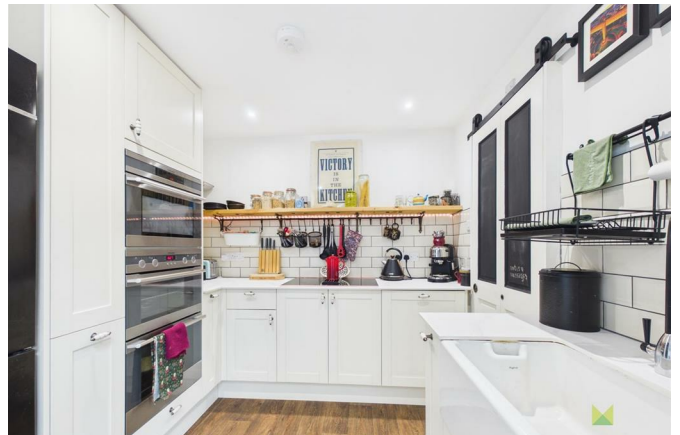
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

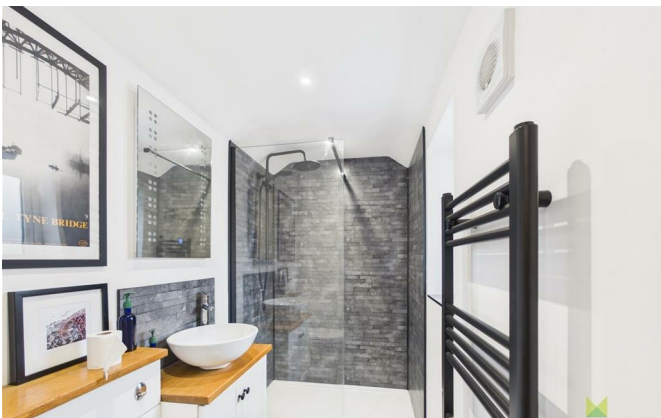
REMOVALS

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

NEED TO CONTACT US

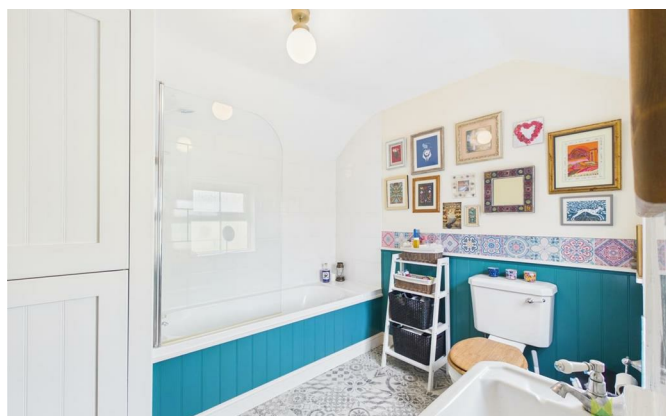
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

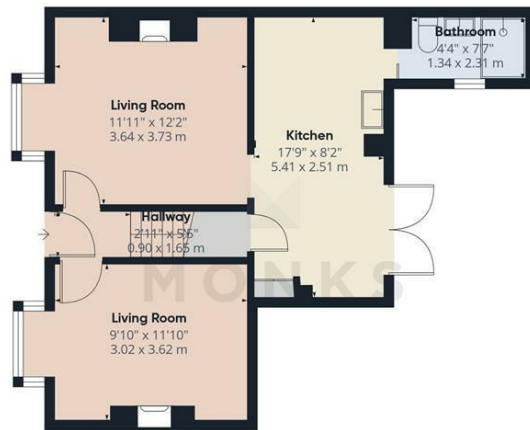




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Offers In Excess Of £245,000





Floor 0



Floor 1



Approximate total area⁽¹⁾
866 ft²
80.7 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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