

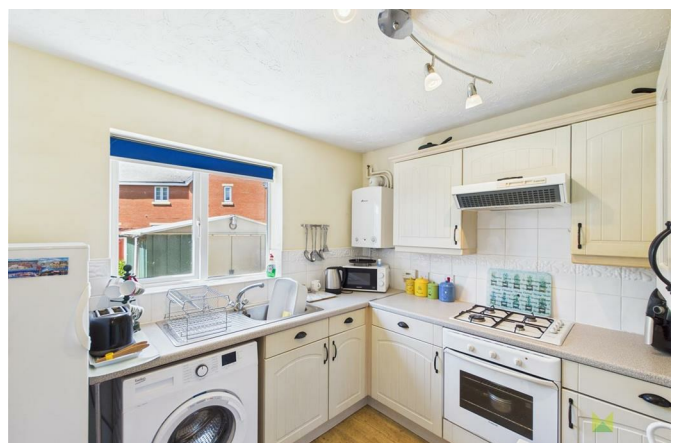
# 31 Harris Croft Wem Shrewsbury SY4 5DU



2 Bedroom House - End Terrace  
Offers In The Region Of £190,000

## The features

- SPACIOUS 2 BEDROOM HOME
- IDEAL FOR FIRST TIME BUYER OR GROWING FAMILY
- RECEPTION HALL, LOUNGE/DINING ROOM, CONSERVATORY AND KITCHEN
- DRIVEWAY WITH PARKING AND ENCLOSED GARDEN
- VIEWING RECOMMENDED.
- ENVIABLE LOCATION CLOSE TO AMENITIES
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 2 DUAL ASPECT DOUBLE BEDROOMS AND BATHROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC rating C



\*\*\* IDEAL FIRST TIME BUYER HOME \*\*\*

Offered for sale with no upward chain is this spacious 2 double bedroom home - ideal for first time buyer or growing family.

Occupying an enviable position in this much sought after location, ideally placed for commuters being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, Lounge/Dining Room, Conservatory, Kitchen with oven and hob, 2 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, enclosed rear garden.

Viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular market Town. Ideal for commuters with the Railway Station being a short distance away with links to the County Town of Shrewsbury, Crewe and London. Wem is a thriving and self sufficient town with a range of excellent local amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall.

### RECEPTION HALL

Sealed unit double glazed door with side screen to Reception Hall with radiator.

### LOUNGE/DINING ROOM

with window to the front, media point, wooden effect flooring, radiator. Sliding patio doors to

### CONSERVATORY

being of brick and sealed unit double glazed construction, double opening doors to garden, power and lighting points.

### KITCHEN

with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for washing machine and fridge/freezer. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units. Wall mounted gas central heating boiler, window to the rear, radiator.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with access to roof space and off which lead

### BEDROOM 1

A lovely light dual aspect room with windows to the front and rear, radiator.

### BEDROOM 2

Another dual aspect room with windows to the front and rear, radiator.

### BATHROOM

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

### OUTSIDE

The property is approached over driveway with parking and to the front shaped lawn. Side pedestrian access to the enclosed rear garden which is laid mainly to lawn with inset specimen trees and enclosed with fencing.

## 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

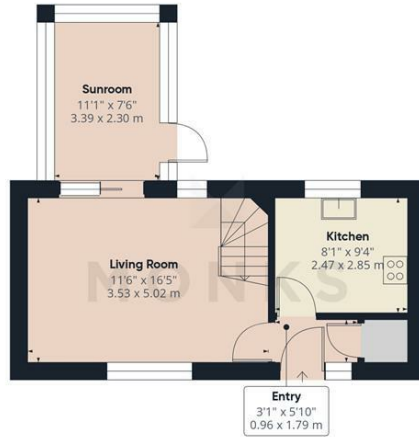
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



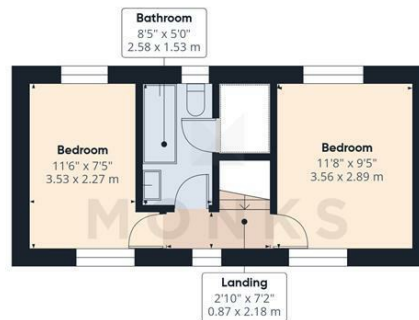
## 31 Harris Croft, Wem, Shrewsbury, SY4 5DU.

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Floor 0



Floor 1

Approximate total area<sup>m</sup>

660 ft<sup>2</sup>  
61.2 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.