

# 25 Butler Road Wem SY4 5YP



**1 Bedroom Apartment - Duplex**  
**Offers In The Region Of £115,000**

## The features

- EXCELLENT ONE BEDROOM STARTER HOME
- GOOD SIZED LOUNGE/DINING ROOM
- DOUBLE BEDROOM AND SHOWER ROOM
- GARDEN AREA
- EPC RATING D
- STORAGE HEATING AND DOUBLE GLAZING
- KITCHEN
- DRIVEWAY WITH PARKING
- NO UPWARD CHAIN AND VIEWING RECOMMENDED



\*\*\* ONE BEDROOM HOME - NO UPWARD CHAIN \*\*\*

An excellent first time buyer opportunity to purchase this neatly presented one bedroom home.

Occupying an enviable position in this much sought after location in the centre of Wem, being a short stroll from a range of local amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance, good sized Lounge/Dining Room, Kitchen, large double Bedroom and Shower Room.

The property has the benefit of garden area and allocated parking.

Viewing recommended

## Property details

### LOCATION

Occupying an enviable position in this much sought after location in the centre of Wem, being a short stroll from a range of local amenities and for commuters ease of access to the A5/M54 motorway network.

### LOUNGE/DINING ROOM

A generous sized room having double opening French doors leading onto the garden, media point, storage heater.

### KITCHEN

Fitted 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 appliances, open fronted display shelving, tiled surrounds and wall mounted cupboards. Window to the rear.

### FIRST FLOOR

Staircase leads to the

### GALLERIED BEDROOM

A lovely sized room with velux roof lights, storage heater.

### SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Tiled surrounds, storage heater, window to the rear.

### OUTSIDE

The property is approached over driveway. The Rear Garden is laid to lawn with paved sun terrace and enclosed with wooden 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 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

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## Judy Bourne

**Director at Monks**  
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## Get in touch

**Call.** 01743 361422  
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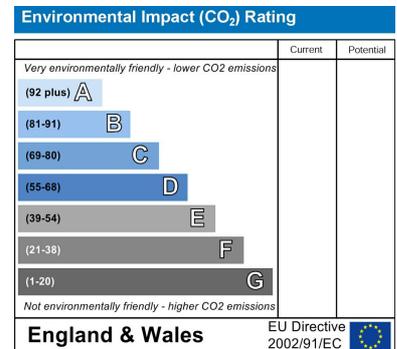
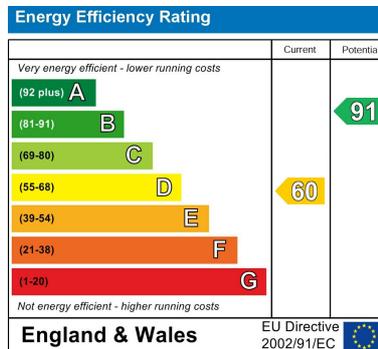
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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