

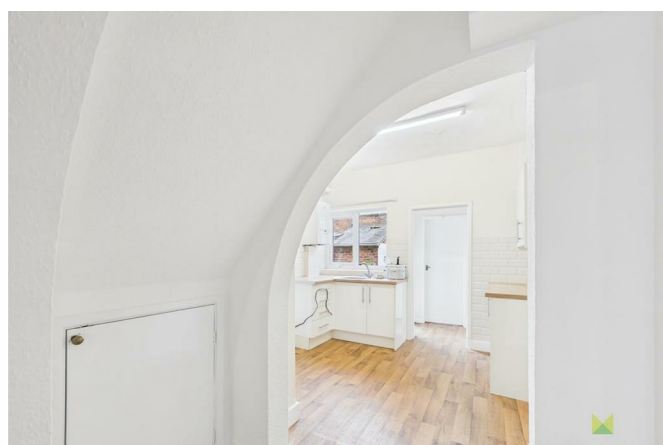
# 12 Mill Street Wem SY4 5ED



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.**

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





## Judy Bourne

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## Get in touch

Call. 01743 361422  
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## Shrewsbury office

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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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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