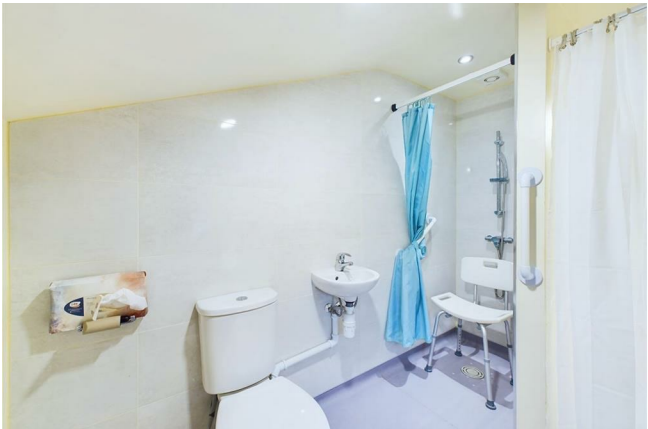






52 Station Road, Wem, Shropshire, SY4 5BH
Offers in the region of £240,000

An opportunity to purchase this deceptively spacious, mature 3 bedroom semi detached house with DOUBLE GARAGE. The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, Shower/Wet Room, 3 Bedrooms and Bathroom. The property benefits from gas central heating throughout, Upvc double glazing and a lovely generous rear garden. Offered for sale with no upward chain.



Occupying an enviable position in the heart of this popular North Shropshire market Town with excellent amenities on hand and being a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

Reception Hall

Sealed unit double glazed entrance door to Entrance Hall with door opening to Reception Hall, radiator.

Lounge

with attractive bay window to the front, wooden fire surround and ornamental coal effect electric fire, radiator. Sliding doors leading into;

Dining Room

having window to the rear, radiator. Deep understairs storage cupboard and door leading to;

Kitchen

With single drainer sink set into base cupboard. Further range of base cupboards and drawers with wooden edged work surfaces over, space for washing machine and fridge/freezer, integrated dishwasher and inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and matching range of eye level wall units, window to the side. Door to;

Shower/Wet Room

With fully tiled shower area with direct mixer shower unit, wash hand basin and WC. Radiator, window to the side.

Stairs rise from Reception Hall to First Floor Landing which has access to loft space and storage cupboard.

Bedroom One

having window overlooking the rear garden. Built in wardrobes with shelving, radiator.

Bedroom Two

With window to the front, built in wardrobes, radiator.

Bedroom Three

with window to the front, fitted shelving, radiator.

Bathroom

A well appointed room with panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, airing cupboard, window to the rear.

Outside

The property is approached through gate and screened by brick walling with paved forecourt. Side pedestrian access leads to the excellent sized rear garden, with large paved sun terrace and garden laid mainly to lawn with inset specimen tree and enclosed with fencing and mature hedging. To the rear is a DOUBLE GARAGE with up and over doors.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 16 Mbps & Superfast 1000 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire Council

Council Tax Band: B

EPC Rating: E

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.