



91a High Street, Wem, Shrewsbury, Shropshire, SY4 5DR

£130,000

An impressive 2 bedroom apartment forming part of a beautiful Grade II listed building close to the heart of the town. Viewing is essential to appreciate the stylish, spacious accommodation which includes Entrance Hall, Generous Living Room, with walk in bay and spiral staircase to newly fitted Kitchen/Breakfast Room, 2 Bedrooms, Bathroom, Central Heating, Allocated Parking Space.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Decoratively glazed wooden entrance door.

Entrance Hall

Floor tiles to entrance area, built in cloaks cupboard.

Impressive Living Room 16' 10" x 15' 0" (5.13m x 4.57m) excluding bay

A magnificent room with 8'6" ceiling, period fireplace with ornate surround, decorative cast iron inset and hearth, radiator, deep bay with sash window overlooking courtyard to the rear. Cast iron spiral staircase leads down to Kitchen/Breakfast Room.

Bedroom 2 12' 5" x 9' 5" (3.78m x 2.87m)

Walk in bay with sash window to the front, radiator.

Bedroom 2 8' 10" x 8' 1" (2.69m x 2.46m)

Radiator, sash window to the side.

Bathroom

Fitted with contemporary white 3 piece suite including 'P' shaped bath with shower fitting above, wash basin, WC, tiled flooring, fully tiled walls, extractor fan, double glazed window, shaver socket, radiator.

Kitchen Breakfast Room 14' 7" x 12' 4" (4.44m x 3.76m)

Fully refitted with good range of units, inset 1.2 bowl sink unit, integrated electric oven and hob, built in pantry/storage cupboard, window, radiator, built in cupboard housing electric central heating boiler.

Outside

Allocated parking space.

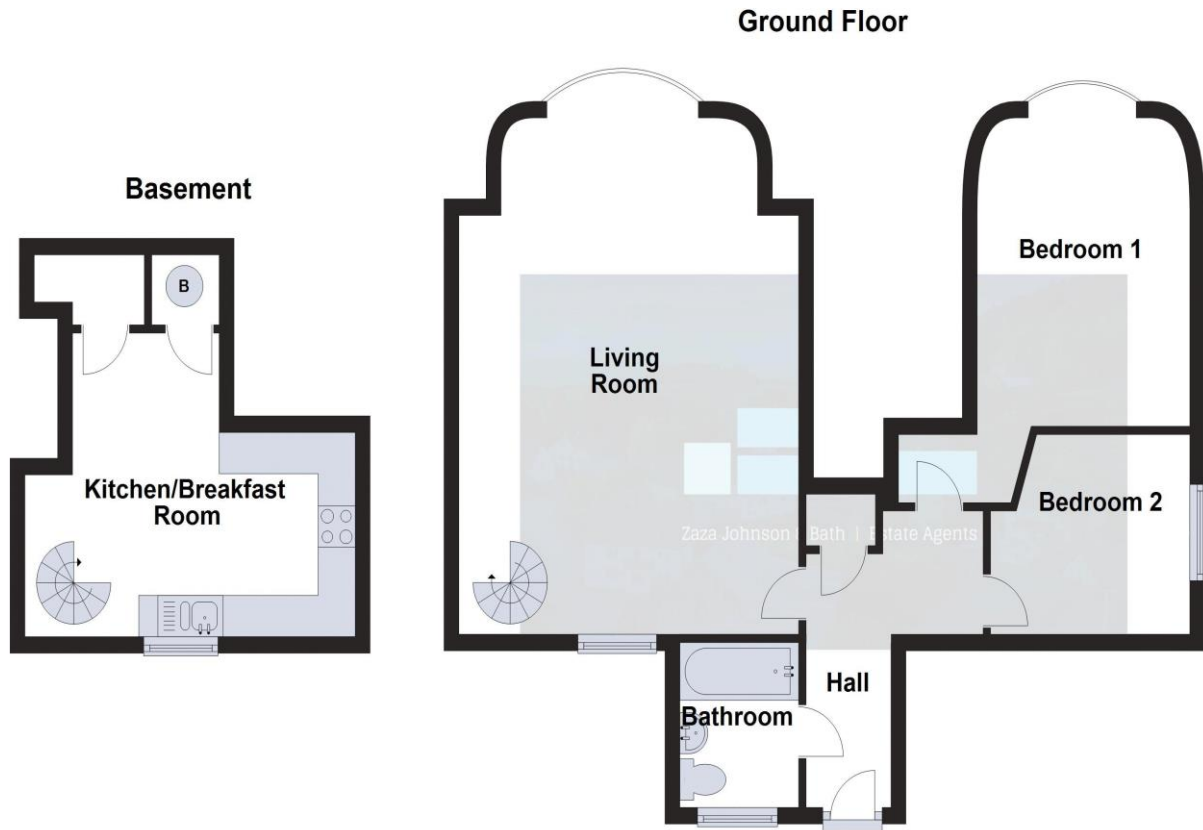
Lease Details

999 year lease from 2008 - 984 years remaining. £500 per annum service charge.

Council Tax Band A

Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp
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FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

91a, High Street Wain SHREWSBURY SY4 5DR	Energy rating E	Valid until: 10 September 2027 Certificate number: 0065-2838-6119-9203-1681
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Property type
Basement flat

Total floor area
101 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage