



Zaza Johnson & Bath
Estate Agents

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80 Station Road, Wem, Shrewsbury, Shropshire, SY4 5BL

Offers in the Region Of £375,000

This instantly appealing, tastefully extended period house provides extremely spacious, quality accommodation including: Recessed Porch, Hall, Dining Room Opening To Living Room With Aga Cast Iron Stove, Wonderful Fitted Kitchen/Breakfast Room, Inner Lobby, WC, Spacious Utility Room, Bedroom 1 With En-suite Shower Room, Dressing Room And Study/Nursery. 2 Further Double Bedrooms, Main Bathroom, Excellent Driveway, Attractive Private Gardens. Great Location Close To The Heart Of The Town And Train Station. Viewing Essential For Full Appreciation.



80 Station Road, Wem, Shrewsbury, Shropshire, SY4 5BL Ref: 4831

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

Double glazed Georgian style door with double glazed windows.

Recessed Entrance Porch

Entrance Hall

Radiator, staircase leading to First Floor Landing.

Dining Room 13' 7" x 12' 0" (4.14m x 3.65m)

Radiator, double glazed side window, walk in under stairs storage cupboard. The Dining Room opens to Living Room and decorative double doors lead to the Kitchen.

Living Room 12' 5" x 11' 4" (3.78m x 3.45m)

Exposed brick fireplace with Aga cast iron glass fronted stove set to hearth, walk in double glazed bay window to the front.

Kitchen/Breakfast Room 14' 10" x 14' 5" (4.52m x 4.39m)

A most impressive room with bi-fold doors leading to the rear garden, 2 further double glazed windows. The Kitchen is fitted with an excellent range of contemporary unit with Zenith work tops, excellent range of integrated appliances including 4 ring hob with filter hood above, double oven and grill, fridge/freezer, dishwasher. Matching island unit with 1 1/2 bowl sink unit inset, recessed lighting, ample space for dining table, laminate flooring with under floor heating.

Inner Lobby

Door to Utility Room.

Ground Floor WC

Fitted with 2 piece suite providing wash basin and WC, laminate flooring, radiator.

Utility Room 10' 2" x 8' 1" (3.10m x 2.46m)

A particularly spacious Utility Room with range of units, work tops with inset sink unit, space for washing machine and further appliances, tiled flooring, radiator, door leading to rear garden.

First Floor Landing

Bedroom 1 12' 0" x 10' 8" (3.65m x 3.25m)

2 double glazed windows, aerial socket and radiator.

Dressing Room 10' 0" x 8' 7" (3.05m x 2.61m)

Fitted with excellent range of wardrobes, double glazed window to the front, radiator.

En Suite Shower Room

Large walk in shower cubicle, wash basin set to vanity unit, WC, tiled flooring, heated towel rail, double glazed rear window.

Study 11' 5" x 6' 1" (3.48m x 1.85m)

Double glazed window to the front. The Study would also make an excellent Nursery.

Bedroom 2 11' 5" x 10' 4" (3.48m x 3.15m)

2 double glazed windows to the front, radiator, built in wardrobe.

Bedroom 3 11' 4" x 9' 1" (3.45m x 2.77m)

Further spacious room with radiator and double glazed window overlooking rear garden.

Main Bathroom 11' 1" x 5' 10" (3.38m x 1.78m)

A good size room fitted with 3 piece suite including 'P' shape bath with shower unit over, wash basin set to vanity unit, WC, heated towel rail, recessed lighting, tiled flooring, double glazed window to the rear.

Outside - Front

The property enjoys a gravel forecourt providing ample parking for several vehicles. Double gates lead to a continuation of the driveway to the side of the property.

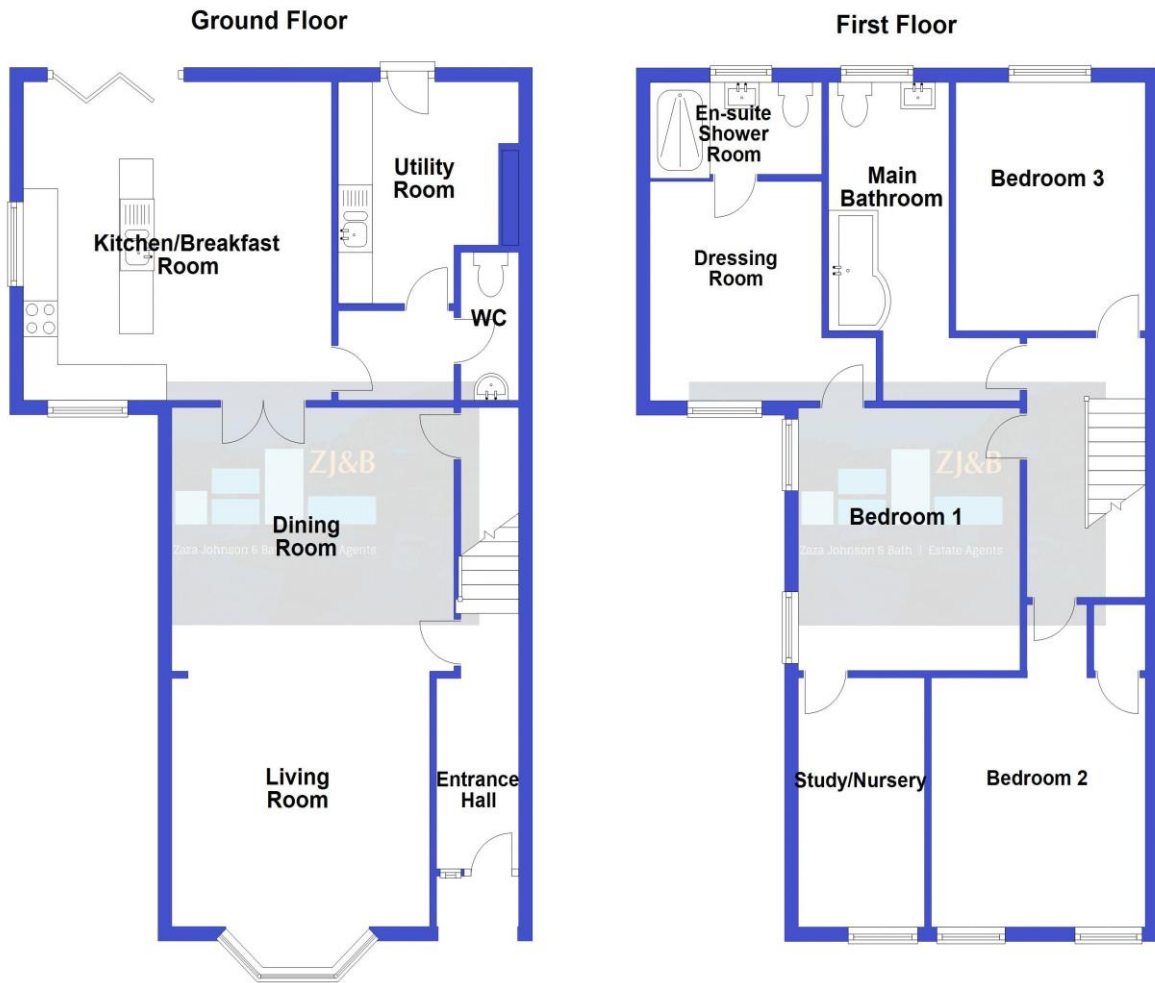
Rear Garden

Benefitting from excellent privacy with single storey buildings bordering to the rear. The garden is approached onto a quality paved patio sweeping to the side of the property, lawn beyond with deep gravel bed. Large timber clad store and the garden is enclosed by close boarded timber fencing with concrete posts.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. 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**



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

80, Station Road Wan SHREWSBURY SY4 5BL	Energy rating C	Valid until: 27 August 2029 Certificate number: 2238-8015-7208-0651-9954
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Property type
Semi-detached house

Total floor area
137 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 C. It has the potential to be B.

[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