



3 Chapel Street, Wem, Shrewsbury, Shropshire, SY4 5ER

Offers in the Region Of £235,000

A Grade II listed 2-3 bedroom townhouse having undergone extensive renovation throughout to provide a most stunning and modern home in keeping with the great character of its age. The property is located in the village of Wem, benefiting from local amenities and railway station. The beautiful accommodation comprises: Entrance Hall, Beautiful Kitchen/Dining Room, Cellar (Currently used as small Cinema Room), 2 Double Bedrooms, Living Room, Contemporary 4 piece Bathroom Suite, Courtyard, Separate Utility Room. Viewing highly recommended to appreciate this gorgeous home.



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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

Wooden entrance door with glazed fan light above, high level cupboard containing electricity meter and fuse box.

Entrance Hallway 12' 11" x 2' 10" (3.93m x 0.86m)
Attractive tiled encaustic flooring, half panelled wall, period style radiator, staircase leads to First Floor Landing.

Open Plan Kitchen/Dining Room 21' 10" x 10' 10" (6.65m x 3.30m)

Dining Area has original varnished wood floor boards, double glazed sash windows to the front with fitted shutters, feature brick fireplace with cast iron wood burner inset. The Kitchen Area is newly fitted with an excellent range of grey matt fronted units with quartz worktops incorporating a breakfast bar, inset 1 1/2 bowl sink with waste disposal unit, 2 ring Bosch induction hob, wooden casement double glazed window and double glazed stable door to the rear, integrated Bosch dishwasher, fridge/freezer, integrated Bosch multifunction oven, freestanding electric Aga stove (not included in the sale), quarry tile flooring. Door provides access to staircase leading to converted Cellar.

Converted Cellar 9' 1" x 9' 11" (2.77m x 3.02m)
Quarry tile flooring, period style radiator. Currently used as a cinema room - projector and screen are not included in the sale. The vendors have installed a fan assisted dehumidifier.

Utility Room 5' 10" x 8' 10" (1.78m x 2.69m)
Quarry tile floor, base and eye level unit with laminate work tops, inset sink unit, space and plumbing for washing machine.

First Floor Landing 12' 6" x 5' 2" (3.81m x 1.57m)
Staircase fitted with runner carpet, staircase leads to Second Floor Landing.

Living Room 9' 5" x 14' 2" (2.87m x 4.31m)
Exposed original varnished floor boards, double glazed sash window to the front with fitted shutters, period style radiator, attractive, working period cast iron fireplace set to slate hearth, archway leads to

Study Area 3' 5" x 8' 10" (1.04m x 2.69m)
A really good use of space.

Bathroom 8' 3" x 8' 10" (2.51m x 2.69m)

Beautifully re-fitted with contemporary Heritage white 4 piece suite including bath and large walk in shower unit with mixer shower both served by an electronic smart Mira mixer valve, glazed screen and tiled surround, vanity unit with hand basin, corner WC, half tiled to further wall areas, wooden casement double glazed window to the rear, towel radiator, ceramic tiled flooring, door gives access to: airing cupboard containing gas fired combi boiler and useful shelving.

Second Floor Landing 12' 3" x 5' 11" (3.73m x 1.80m)

Runner carpet, Velux roof light, large fold down loft ladder giving access to fully boarded loft space (a very useful storage area) with electricity points and strip lighting (4.3m x 6.0m in to eaves)

Bedroom 1 9' 6" x 16' 2" (2.89m x 4.92m)

Exposed, varnished floor boards, double glazed sash window to the front with fitted shutters, period style radiator.

Bedroom 2 12' 4" x 8' 2" (3.76m x 2.49m)

Exposed, varnished floor boards, Velux roof light, period style radiator.

Rear Courtyard

Secluded rear courtyard with ample space for a garden dining set.

Council Tax Band A

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**



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



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