

# 3 Tilley Terrace Mill Street Wem SY4 5EZ



2 Bedroom House - Terraced  
£750 PCM

## The features

- DOUBLE FRONTED TWO BEDROOM COTTAGE
- LOUNGE SITTING ROOM
- ENCLOSED GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EPC RATING D
- KITCHEN DINER
- INNER HALL & BATHROOM
- DRIVEWAY
- VIEWING HIGHLY RECOMMENDED



**A charming, double fronted two bedroom cottage which offers deceptively spacious accommodation and occupies an enviable position on this popular terrace on the edge of Wem. The accommodation briefly comprises of good size lounge, attractive fitted kitchen diner, inner hall, bathroom and two bedrooms. Externally the property benefits from garden and driveway. The property also benefits from Gas Central Heating. Viewing Highly recommended.**

### **Property details**

#### **LOCATION**

The property occupies an enviable location on the edge of the popular North Shropshire market Town. Ideally placed for the excellent amenities Wem has to offer including supermarket, shops, schools, doctors, restaurants and public houses, churches and railway station with excellent links to the County Town, Crewe and London.

#### **LOUNGE**

With feature decorative cast iron fireplace and wooden surround, two radiators, two windows to front, storage cupboards. Door to inner hall and kitchen.

#### **INNER HALL**

With shelving and door to

#### **BATHROOM**

Attractively fitted with panelled bath with shower over, wash hand basin and low flush WC, heated towel rail, tiled surround to walls, window to rear.

#### **KITCHEN DINER**

Attractively fitted with base units with single sink drainer unit with worksurfaces over and matching eye level units, built in single oven and electric hob. Space for washing machine and fridge freezer. Tiled flooring. Radiator. Space for dining table. Windows and door to rear.

Stairs rise from Lounge to FIRST FLOOR LANDING with window and open access to;

#### **BEDROOM**

With vaulted ceiling, window to front, exposed wooden floorboards, cupboard housing gas central heating boiler, decorative cast iron fireplace, radiator.

#### **BEDROOM**

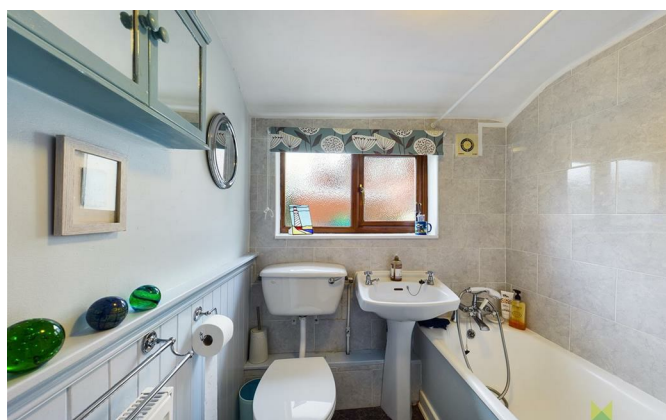
With window to front and radiator.

#### **OUTSIDE**

The rear has a sun terrace with outside brick built store and leads to driveway providing off street parking. The front garden is mainly laid to lawn with floral borders and garden shed. Please note access to the enclosed front garden is via neighbouring properties.

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## Get in touch

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

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