

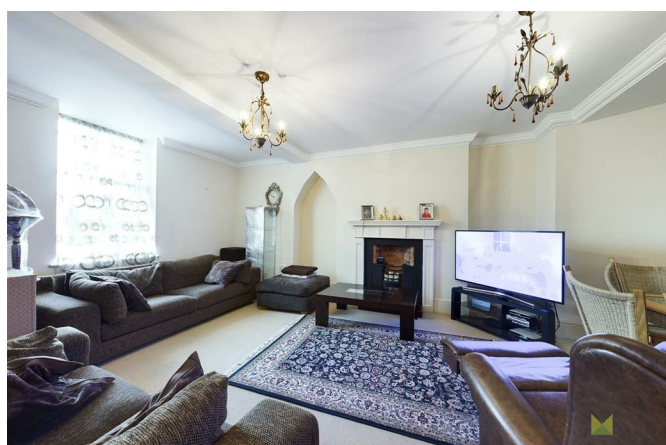
# 91 High Street Wem SY4 5DR



3 Bedroom Apartment - Duplex  
£795 PCM

## The features

- Double fronted duplex home
- Close to all local amenities
- Excellent fitted kitchen / dining room with appliances
- Master bedroom with en-suite shower room
- Two parking spaces
- Retaining many original features
- Impressive lounge with period fireplace & bay window
- First floor landing / study
- Two further bedrooms & family bathroom



**This superb, period, double fronted duplex style town home has been converted to a high standard of specification, retaining many original features. The accommodation comprises reception hall, impressive lounge with period fireplace and bay window, excellent fitted kitchen/dining room with appliances, landing/study area, principal bedroom with en-suite shower room, two further bedrooms and family bathroom. The property also benefits from two parking spaces.**

### **Property details**

#### **LOCATION**

The property occupies an enviable position in the popular North Shropshire Market Town. Wem boasts excellent facilities including Supermarket, Post Office, Town Hall, Churches and Doctors along with a Railway Station with links to Crewe and London and to the nearby County Town of Shrewsbury.

Two allocated parking spaces.

Original stone steps with decorative entrance portico leading up to entrance with wooden and glazed entrance door opening into:

RECEPTION HALL: With patterned tiled floor, radiator. Staircase to FIRST FLOOR LANDING with window to the front.

#### **LOUNGE** 22'0" x 14'0" (6.71 x 4.27)

A charming light room with feature bay window to the front and further window to the rear, feature period fireplace with cast iron grate, TV aerial and telephone points, radiator. Impressive high ceiling with deep moulded corning.

#### **KITCHEN / DINING ROOM** 20'11" x 9'10" (6.40 x 3.02)

Dining area with feature bay window to the front, radiator. Well fitted kitchen with range of cream fronted units with inset sink unit set into base cupboard, further range of matching base units comprising cupboards and drawers with work surfaces over and having a range of integrated appliances including washer dryer, dishwasher, fridge, freezer and oven and hob, complementary tiled surrounds.

Staircase leads to SECOND FLOOR LANDING off which lead:

#### **PRINCIPAL BEDROOM** 16'0" x 14'11" (4.88 x 4.57)

With feature bay window to the front, TV aerial and telephone points, radiator.

#### **EN-SUITE SHOWER ROOM**

With fully tiled shower cubicle, wash hand basin and low flush WC. Heated towel rail.

#### **BEDROOM TWO** 12'0" x 10'0" (3.66 x 3.05)

With feature bay window to the front, TV aerial point, radiator.

#### **BEDROOM THREE** 9'10" x 8'0" (3.02 x 2.44)

With window to the rear, radiator.

#### **BATHROOM**

With white suite comprising panelled bath with shower unit over, wash hand basin and low flush WC. Airing cupboard and heated towel rail.

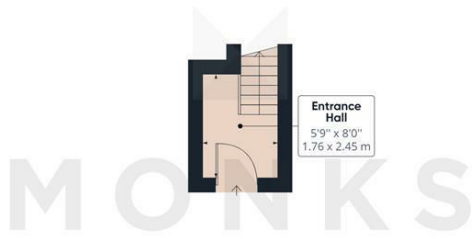
#### **OUTSIDE**



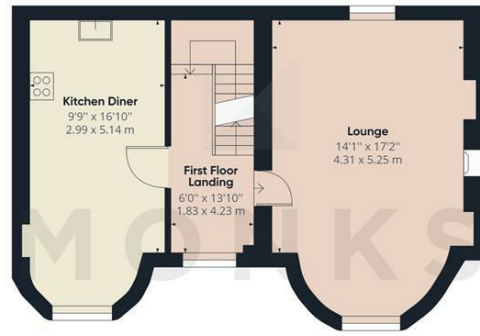
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Floor 0 Building 1



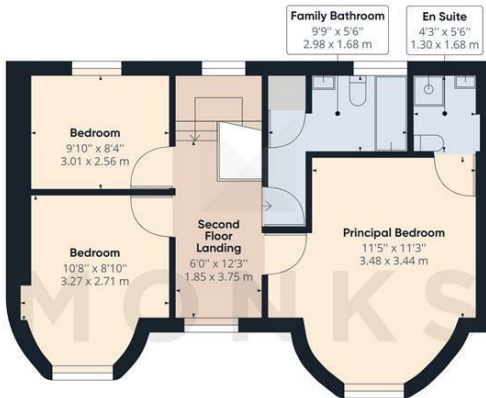
Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1230.43 ft<sup>2</sup>  
114.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 2 Building 1



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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

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