

4 Malthouse Cottages Wem Shrewsbury SY4 5EW



2 Bedroom House - Terraced
Offers In The Region Of £160,000

The features

- ATTRACTIVE TERRACED MEWS HOME
- GOOD SIZED LOUNGE, KITCHEN
- ENCLOSED REAR GARDEN WITH OPEN ASPECT
- A STONE'S THROW FROM THE RAILWAY STATION
- EPC RATING C
- ENVIABLE LOCATION CLOSE TO ALL AMENITIES
- 2 BEDROOMS AND SHOWER ROOM
- IDEAL FOR FIRST TIME BUYER
- VIEWING RECOMMENDED



***** 2 BEDROOM HOME CLOSE TO ALL AMENITIES *****

Offered for sale with no upward chain this 2 bedroom Mews style home is ideal for a first time buyer or investor.

Ideally placed for commuters being a stone's throw from the Railway Station with links to Shrewsbury, Crewe and London and with excellent amenities on hand.

Recently installed Gas Central Heating, Double Glazing, Lounge/Dining Room, Kitchen, 2 Bedrooms and Shower Room.

The property has the benefit of an enclosed courtyard garden with pleasant open aspect to the rear.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

LOUNGE/DINING ROOM

Sealed unit entrance door opening to Lounge/Dining Room with window to the front, wooden effect flooring, media point, radiator.

KITCHEN

With range of units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space for appliances, tall shelved larder cupboard and matching eye level wall units. Window and door to the garden.

FIRST FLOOR LANDING

Staircase leads to Landing off which are

BEDROOM 1

With window overlooking the front, built in double wardrobe, radiator.

BEDROOM 2

With window overlooking the rear garden and pleasant aspect over the recreational ground, radiator.

SHOWER ROOM

With fully tiled shower cubicle, wash hand basin and WC. Radiator, window to the rear.

OUTSIDE

The property is set back from the road and approached over pathway with gravelled garden area. The Rear Garden has been laid for ease of maintenance to patio and enclosed with wooden fencing. Gate to the rear.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

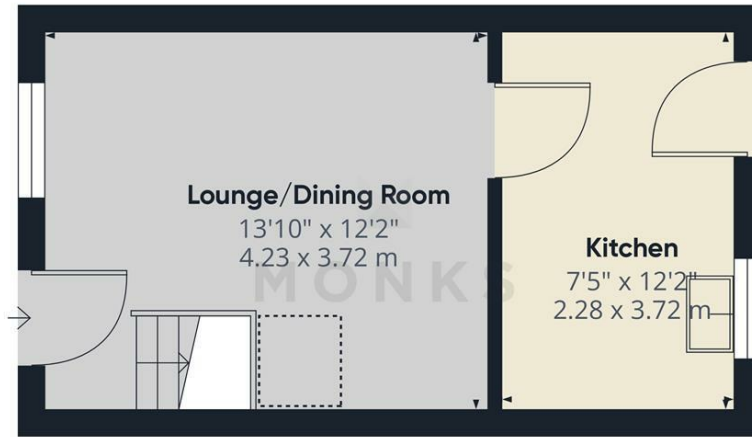
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

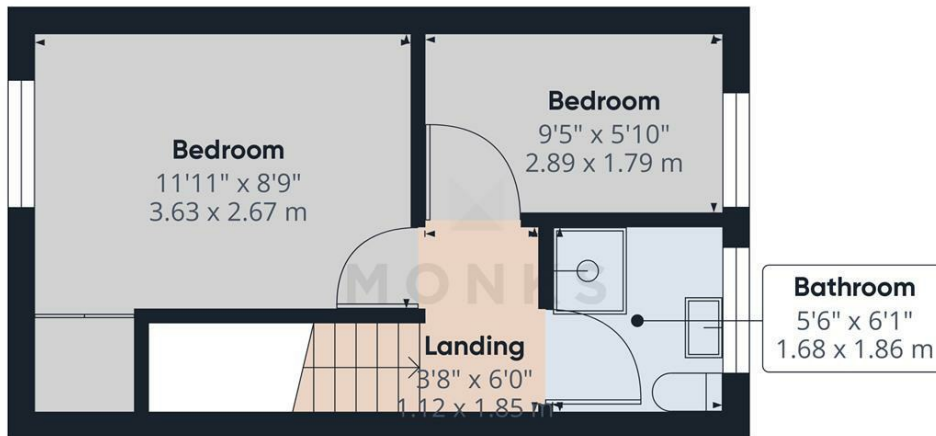
4 Malthouse Cottages, Wem, Shrewsbury, SY4 5EW.

2 Bedroom House - Terraced
Offers In The Region Of £160,000





Floor 0



Floor 1

Approximate total area⁽¹⁾
493.37 ft²
45.84 m²

Reduced headroom
7.61 ft²
0.71 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

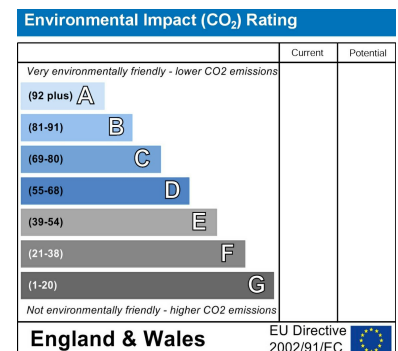
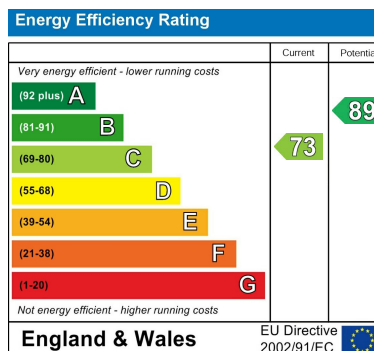
Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.