

# 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 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.

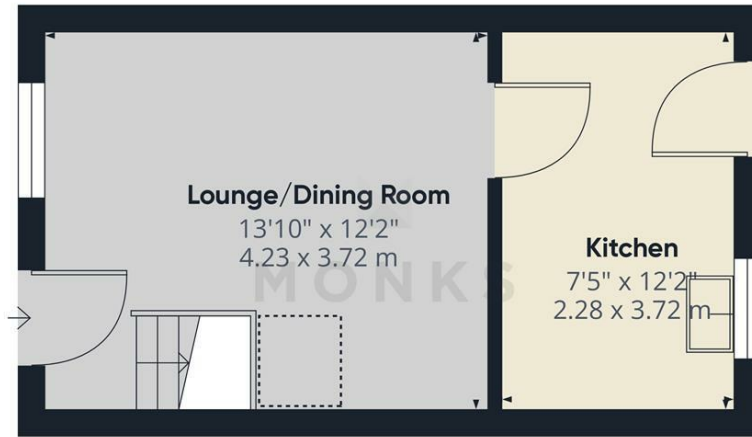
#### **NEED TO CONTACT US**

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.

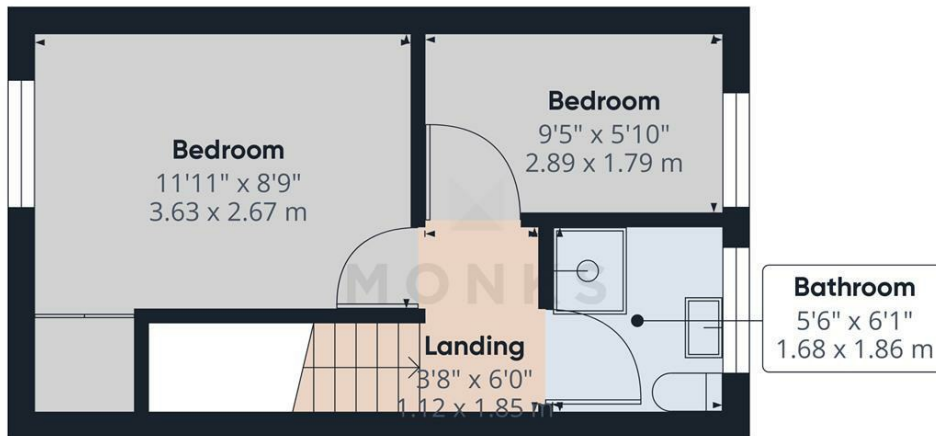
## 4 Malthouse Cottages, Wem, Shrewsbury, SY4 5EW.

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
493.37 ft<sup>2</sup>  
45.84 m<sup>2</sup>

Reduced headroom  
7.61 ft<sup>2</sup>  
0.71 m<sup>2</sup>

(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



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## Get in touch

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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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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