

Bath Villa 24 Leek Street Wem Shrewsbury SY4 5EP



3 Bedroom House - Semi-Detached
Offers In The Region Of £285,000

The features

- IMPRESSIVE 3 BEDROOM PERIOD SEMI DETACHED
- ATTRACTIVELY PRESENTED WITH ORIGINAL FEATURES
- GOOD SIZED BREAKFAST KITCHEN WITH APPLIANCES
- 3 DOUBLE BEDROOMS AND FAMILY BATHROOM
- VIEWING ESSENTIAL
- SET IN THE HEART OF THE TOWN A STONE'S THROW FROM AMENITIES
- LOUNGE WITH LOG BURNER AND DINING ROOM WITH FABULOUS RANGE
- SUN LOUNGE/HOME OFFICE AND CLOAKROOM
- DRIVEWAY WITH PARKING AND ENCLOSED WALLED GARDEN
- EPC RATING D



***** PERIOD TOWN HOUSE WITH MANY ORIGINAL FEATURES *****

This attractively presented, 3 bedroom semi detached period home has been modernised whilst retaining many of its original features and truly must be viewed to be fully appreciated.

Bath Villa occupies an enviable position right in the heart of the Town, a stone's throw from all amenities, cafe's, bars and restaurants.

The accommodation briefly comprises Reception Hall, Lounge with log burner, Dining /Family Room with feature range, good sized Kitchen /Breakfast Room, Sun Lounge /Home Office, Cloakroom, 3 generous Bedrooms and family Bathroom.

The property has the benefit of gas central heating, driveway with parking and lovely walled garden.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position right in the heart of this popular North Shropshire Market Town, a stone's throw from all the Towns amenities. . Wem boasts excellent facilities including Primary and Secondary Schools, Supermarket, Post Office, Town Hall, Churches and Doctors along with a Railway Station with links Crewe and London and to the nearby County Town of Shrewsbury.

RECEPTION HALL

Covered entrance with door opening to Reception Hall with original quarry tiled floor, radiator.

LOUNGE

A lovely elegant room having walk in bay window with cafe style plantation shutter blinds overlooking the front with a pleasant open aspect. Chimney breast with brick slips housing cast iron log burner with shelving to recess. Media point, radiator, parquet wood block floor covering.

DINING/SITTING ROOM

with window overlooking the garden. A lovely characterful room with feature original range with open grate and ornate surround, quarry tiled floor, period style radiator.

KITCHEN/BREAKFAST ROOM

Attractively fitted with range of white high gloss fronted units incorporating Belfast style sink set into base cupboard with work surface extending to the side with space for dishwasher and cupboards and drawers having solid work surface over, inset wine fridge and space for freezer. Further range of cupboards and drawers with breakfast bar with overhang seating area and double range style electric cooker with hob over matching range of eye level wall units, tall shelved larder unit and walk in under stairs storage, tiled floor, window to the side, radiator. Door opening to

SUN LOUNGE/HOME OFFICE

being of brick and sealed unit double glazed construction with power and lighting, tiled floor and double opening French doors leading to the garden.

CLOAKROOM

with WC and wash hand basin, tiled floor.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space and off which lead

BEDROOM 1

An excellent sized double room with window to the front with pleasant aspect and fitted with plantation style shutter blinds. Period cast iron grate, fitted double wardrobe, radiator.

BEDROOM 2

With window to the rear, radiator.

BEDROOM 3

With window to the rear, radiator.

FAMILY BATHROOM

With suite comprising p-shaped panelled bath with shower unit over, wash hand basin and WC set into concealed vanity with storage. Complementary tiled surrounds, heated towel rail, velux roof light.

OUTSIDE

The property occupies an enviable position in the heart of the Town and approached over driveway with parking. Raised from the road and enclosed with attractive sandstone walling with front garden area with flower and shrub beds and established specimen trees. Side pedestrian access leads to the enclosed Rear Garden which has been laid for ease of maintenance to an excellent sized sun terrace/patio which is perfect for those who love to entertain and dine alfresco. Complemented by well stocked raised flower and shrub beds. The garden offers an excellent level of privacy being enclosed with the original high brick wall.

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 'My Simple Mortgage' 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

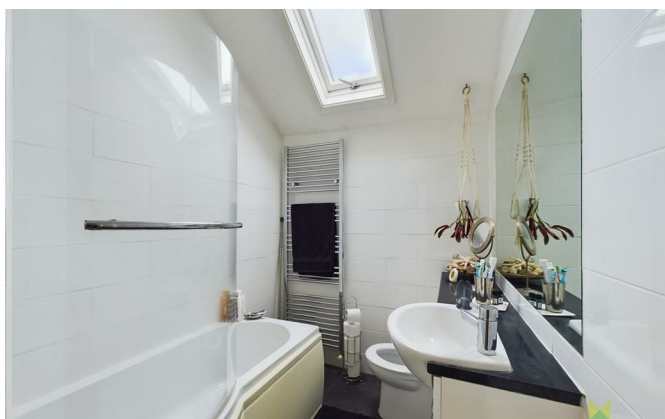
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

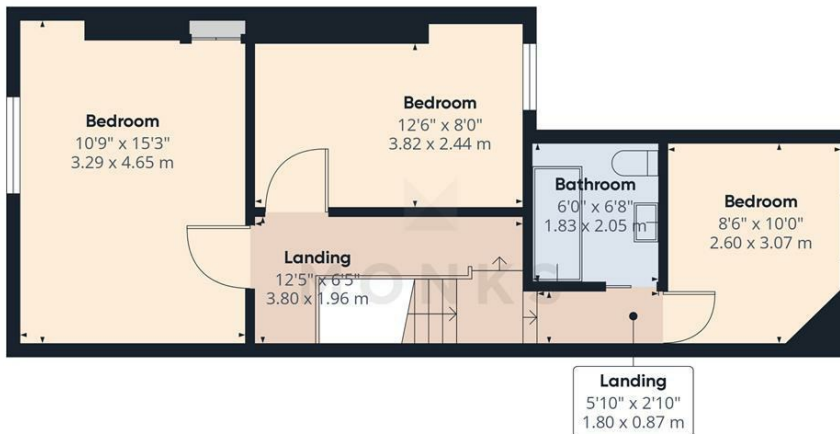
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Floor 0



Floor 1

Approximate total area[®]
1059.64 ft²
98.44 m²

(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.

GIRAFFE 360



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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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