

# 8 High Street Wem SY4 5AA



4 Bedroom House - Townhouse  
Offers In The Region Of £250,000

## The features

- DECEPTIVELY SPACIOUS FOUR STOREY TOWN HOUSE
- 3 RECEPTION ROOMS, KITCHEN/DINING ROOM, UTILITY AND WC
- FIRST FLOOR DRAWING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- 3 FURTHER GENEROUS BEDROOMS AND FAMILY BATHROOM
- ENVIABLE LOCATION IN THE HEART OF THE TOWN
- ENCLOSED REAR GARDEN
- A SHORT STROLL FROM THE RAILWAY STATION
- VIEWING HIGHLY RECOMMENDED
- EPC RATING C



**\*\*\* IMPRESSIVE TOWN HOUSE WITH WEALTH OF CHARM AND CHARACTER \*\*\***

**This fabulous Town House offers spacious and versatile accommodation over 4 floors and is perfect for today's modern lifestyle.**

**Occupying an enviable position in the heart of the Town, a stone's throw from all the local amenities including independent stores, supermarket, restaurants/public houses, Town Hall, doctors and Railway Station which has links to Shrewsbury, Crewe and London.**

**The accommodation briefly comprises Reception Hall, Lounge with wood burning stove, Sitting Room, Kitchen/Dining Room, Utility, Cloakroom, Cellar, First Floor Drawing Room, 4 generous Bedrooms, one of which has an en suite, Family Bathroom.**

**The property has the benefit of a wealth of original features, central heating and delightful walled garden.**

**Viewing highly recommended.**

## Property details

### LOCATION

Settled in North Shropshire, Wem is the perfect setting for exploring. An easily accessible town from all directions, Wem is filled with an abundance of Georgian buildings and unique independent shops. This traditional Shropshire market town provides a rustic lifestyle and is the ideal place to find your forever home. Just outside of the town you will find several of Shropshire's best attractions including castles, canals, meres, mosses and Hawkstone Park & Follies. Conveniently sited on a main railway the town's station provides frequent services through Crewe to Manchester and through Shrewsbury to Telford, Birmingham and Cardiff. There are also local bus services passing close to the development itself.

The town has the full range of educational facilities, including local nurseries, St Peter's CE primary school and The Thomas Adams secondary school and sixth form college. The town also has a number of sporting facilities and community clubs.

### RECEPTION HALL

Part glazed door then gives access to Inner Hallway, again with part glazed door gives access to;

### LOUNGE

Having exposed wooden flooring, radiator, upvc double glazed window to rear, upvc double glazed door giving access to rear gardens, wood burning stove set to a painted brick hearth with inset timber above. Part glazed door from lounge gives access to;

### STUDIO/SITTING ROOM

Having secondary double glazed window to front. Part glazed door from lounge gives access to:

### KITCHEN DINER

Kitchen comprises of a range of replaced eye level and base unit with built-in cupboards and drawers, integrated AEG oven, integrated AEG microwave combination oven, five ring AEG gas hob with stainless steel cooker canopy over, fitted worktops with inset 1 1/2 ceramic sink with mixer tap over, two upvc double glazed windows, upvc double glazed door giving access to rear gardens, tiled splash surrounds, tiled floor, space for upright fridge freezer. Door from kitchen/diner gives access to:

### UTILITY

Having space for washing machine, tiled floor, radiator, upvc double glazed window. Door to:

### CLOAKROOM

Having low flush WC, wall mounted wash hand basin, gas fired central heating boiler, part tiled to walls, two glazed windows (one of which being secondary glazed), tiled floor.

### CELLAR

Door from kitchen/diner gives access to Stoned Steps, which lead down to: Cellar.

From lounge stairs rise to: First Floor Landing having radiator, part exposed wooden flooring, feature wall with exposed timbers, loft access. Doors then from first floor landing then give access to;

### BEDROOM

Having period fireplace, upvc double glazed French doors which give access to a deck walk-out balcony.

### BEDROOM

Having period fireplace, upvc double glazed window to rear, large fitted store cupboard, radiator, pedestal wash hand basin, exposed wooden flooring.

### BATHROOM

Having roll top bath, tiled shower cubicle, pedestal wash hand basin, upvc double glazed window to side, shelved storage cupboard, vinyl tiled effect flooring, strip light with built-in shaver point, part tiled to walls.

### WC

Having low flush WC, wash hand basin with mixer tap over, upvc double glazed window to side, radiator, vinyl floor covering.

### DRAWING ROOM

Having two secondary double glazed sash windows to front, radiator, period open fire with attractive fire surround.

From first floor landing exposed wooden staircase gives access to: Second Floor Landing having feature wall with exposed timbers, Velux roof window to rear, radiator, loft access. Doors then give access to two further bedrooms.

### PRINCIPAL BEDROOM

Having secondary double glazed sash window to front, radiator, exposed beam to ceiling. Door to:

### EN SUITE BATHROOM

Having panelled bath with shower attachment off taps, pedestal wash hand basin, low flush WC, tiled to walls, vinyl floor covering, radiator, glazed window, extractor fan to ceiling

### BEDROOM

Having part sloping ceiling with feature exposed beam, Velux roof window to rear, upvc double glazed window to side, radiator.

### OUTSIDE

To the rear of the property, there is a walk-out balcony with access from the principal bedroom and stairs to the garden (with new under-stairs store). The rear gardens then comprise brick paved courtyard area with outside cold tap, with access then been given to a lawned garden with mature shrubs plantation, vegetable plot etc. The rear gardens are enclosed by brick walling and offer particular good levels of privacy.

### 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.

#### 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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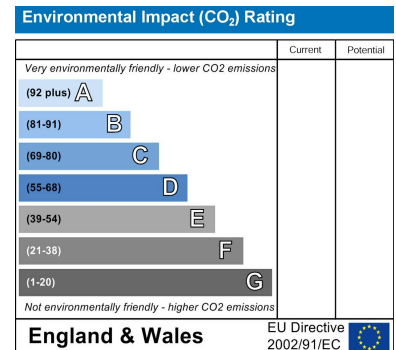
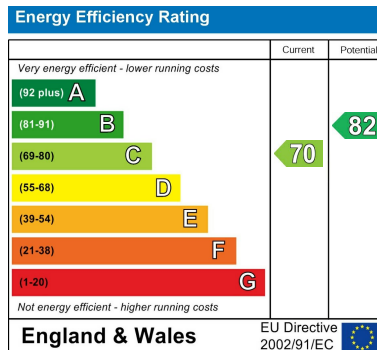
**Wem office**

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**



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