

64 Station Road Wem SY4 5BL



**3 Bedroom House - Semi-Detached
Offers In The Region Of £240,000**

The features

- PERIOD SEMI DETACHED HOUSE WITH OFF ROAD PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 3 BEDROOMS (FORMERLY 2) AND RE-FITTED BATHROOM
- OFF ROAD PARKING TO THE REAR FOR UP TO 3 VEHICLES
- VIEWING RECOMMENDED
- ENVIABLE LOCATION A SHORT STROLL FROM THE RAILWAY STATION
- RECEPTION HALL, LOUNGE, DINING ROOM, KITCHEN, CLOAKROOM
- EXCELLENT SIZED REAR GARDEN
- CLOSE TO ALL AMENITIES



***** PERIOD SEMI DETACHED WITH LARGE GARDEN AND PARKING FOR 3 CARS*****

An excellent opportunity to purchase this mature 3 bedroom semi detached house set in a large rear garden with parking for up to 3 cars to the rear.

Occupying an enviable position in the heart of this popular North Shropshire market Town, close to all amenities and a short stroll from the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, Cloakroom, 3 Bedrooms and Bathroom.

The property has the benefit gas central heating, double glazing, good sized rear garden and parking to the rear for up to 3 cars.

Viewing recommended.

Property details

RECEPTION HALL

Sealed unit double glazed entrance door opening to Entrance Porch and further door to Reception Hall, radiator.

LOUNGE

with bay window overlooking the front, media point, radiator.

DINING ROOM

with double opening French doors to the rear, wooden effect flooring, radiator.

KITCHEN

CLOAKROOM

with suite comprising WC and wash hand basin, window to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor galleried style Landing with access to roof space. Built in storage cupboard.

BEDROOM 1

with window overlooking the rear garden, radiator.

BEDROOM 2

with window to the front, radiator.

BEDROOM 3

with window to the front, radiator.

BATHROOM

A well appointed room with feature roll top bath, shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail. Window to the rear.

OUTSIDE

The property is set back from the road with dwarf brick wall and approached through gate to forecourt area. Side pedestrian access with gate leading to the Rear Garden which has a seating area adjacent to the property with fence divide opening to the excellent sized rear garden which is laid to lawn with well stocked flower, shrub and herbaceous beds, enclosed with wooden fencing. Large wooden Storage shed to the rear and access gate to the personal parking for up to 3 vehicles.

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. We are advised there are leasehold solar panels to the property and we would recommend further advice is sought on these during initial enquiries.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - 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.

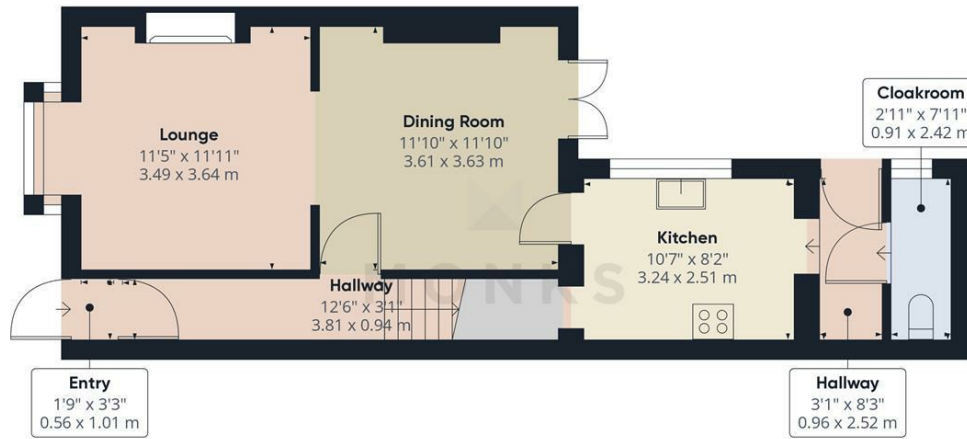
NEED TO CONTACT US

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.

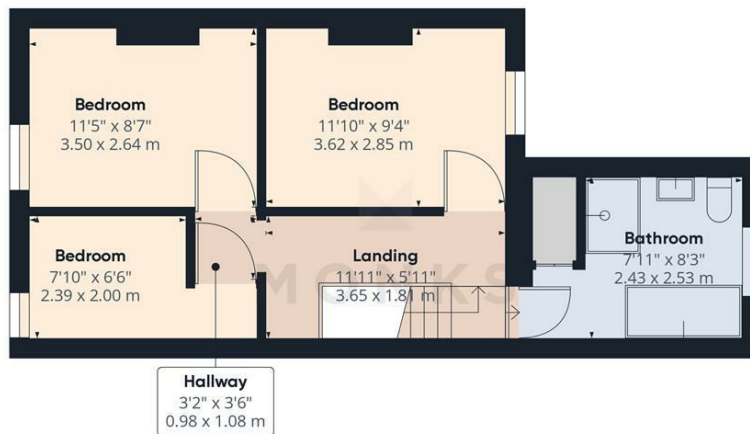
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Floor 0



Floor 1

Approximate total area⁽¹⁾
922.84 ft²
85.73 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	

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	

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.