

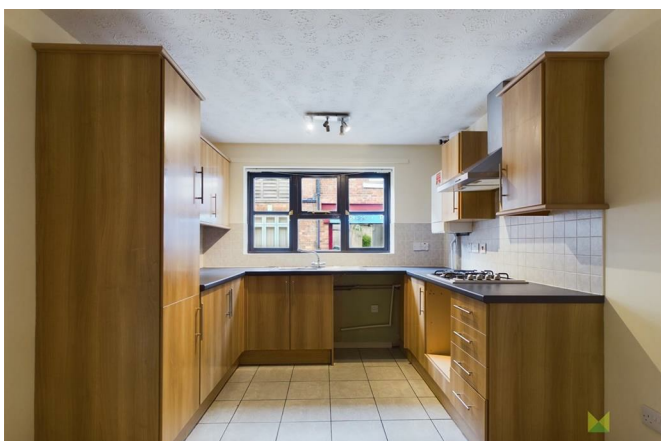
10 Rose Marie Court Noble Street Wem SY4 5DT



3 Bedroom House - Semi-Detached
Offers In The Region Of £205,000

The features

- SEMI DETACHED MODERN TOWN HOUSE
- SUITABLE FOR FIRST TIME BUYERS OR INVESTORS
- 3 BEDROOMS AND BATHROOM
- CLOSE TO ALL AMENITIES
- NO UPWARD CHAIN
- NO UPWARD CHAIN
- SPACIOUS LOUNGE, KITCHEN/BREAKFAST ROOM
- ENCLOSED REAR GARDEN AND PARKING FOR TWO CARS
- SCOPE FOR SOME IMPROVEMENT
- EPC RATING D



***** MODERN TOWN HOUSE *****

Offered for sale with no upward chain, this 3 bedroom semi detached house has two allocated parking spaces and has been newly decorated throughout.

Occupying an enviable position in the heart of this popular market Town, a short stroll from amenities and the Railway Station which has links to Shrewsbury, Crewe and London.

Reception Hall, Lounge, Kitchen/Breakfast Room, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, allocated parking for 2 cars and enclosed garden.

Viewing recommended

Property details

LOCATION

The property occupies an enviable position in the heart of a 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.

HALLWAY

With under stairs storage.

LIVING ROOM

A bright, spacious room with feature gas fire and sliding patio door onto the garden.

KITCHEN/BREAKFAST ROOM

Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over, inset gas fire hob and space for range of appliances.. Matching range of eye level wall units, window to the front, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

BEDROOM 1

To the front of the property with built in storage.

BEDROOM 2

With window to the rear, radiator.

BEDROOM 3

again with window to the rear, radiator.

BATHROOM

Comprising white suite with mixer shower over bath, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE

Accessed via sliding patio doors from the living room, steps lead down to a decked terrace and expanse of lawn. There is rear access to the garden and parking for two cars with allocated spaces.

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

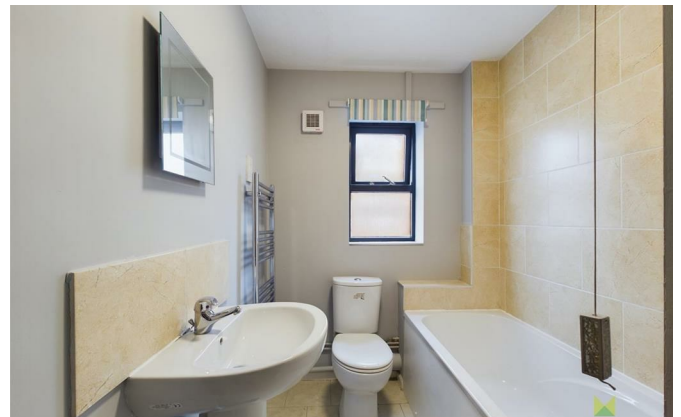
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

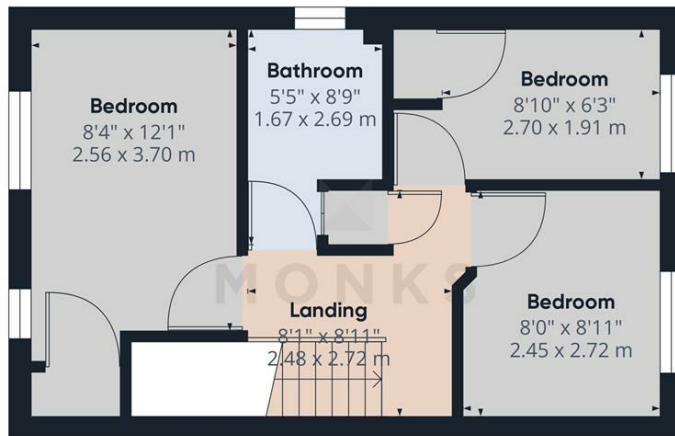
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Floor 0



Floor 1

Approximate total area[®]
731.68 ft²
67.98 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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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) 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		84
	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		55
	EU Directive 2002/91/EC	

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- 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.