

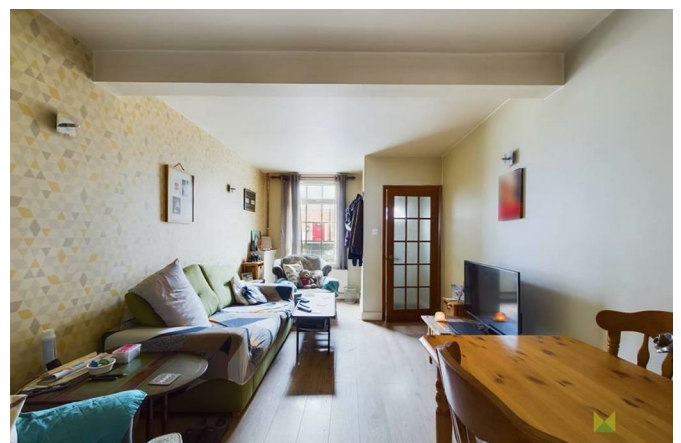
# 22b Mill Street Wem SY4 5ED



2 Bedroom House - Terraced  
Offers In The Region Of £167,500

## The features

- PERIOD TOWN HOUSE
- ENVIABLE LOCATION IN THE HEART OF THE TOWN
- TWO DOUBLE BEDROOMS
- COURTYARD GARDEN GARAGE AND PARKING
- IDEAL FOR FIRST TIME BUYER
- LOUNGE AND KITCHEN/DINING ROOM
- BATHROOM WITH SHOWER
- VIEWING RECOMMENDED



**\*\*\* PERIOD TOWN HOUSE WITH PARKING AND GARAGE \*\*\***

**This mature 2 bedroom Town House has the benefit of off road parking and Garage and is ideal for a First Time Buyer.**

**Occupying an enviable position in the heart of this popular market Town a short stroll from all of the amenities.**

**Entrance Vestibule, Lounge, Kitchen/Dining Room, 2 double Bedrooms and Bathroom. Enclosed courtyard Garden, off road parking and Garage.**

**The property has the added benefit of gas central heating and double glazing.**

**Property details**

**LOCATION**

The property occupies an enviable corner position in the heart of the popular market Town of Wem. A short stroll from amenities including supermarket, chemist, independent stores, cafes, restaurants, public houses, doctors, churches and the active Town Hall. The Railway Station is close by which has links to Shrewsbury, Crewe and London.

**ENTRANCE VESTIBULE**

Sealed unit double glazed door opening to Entrance vestibule with wooden and glazed door to

**LOUNGE** 9'11" x 17'3" (3.04m x 5.26m )  
With double glazed window to the front, radiator, television and telephone points.

**KITCHEN/BREAKFAST ROOM**

13'11" x 9'9" (4.25m x 2.99m )  
fitted with range of units incorporating single drainer sink unit set into base cupboard, further range of cupboards and drawers with round edge work surfaces over, space/plumbing beneath for washing machine and dishwasher. Built in single oven with four ring hob unit. Deep tiled splashbacks, matching range of eye level wall units. Radiator, window and door to garden.

**FIRST FLOOR LANDING**

Staircase leads to FIRST FLOOR LANDING with access to roof space.

**BEDROOM ONE** 11'1" x 11'4" (3.40m x 3.46m )  
With windows to the front, radiator.

**BEDROOM TWO** 10'0" x 12'0" (3.06m x 3.66m )  
With windows to the rear, radiator.

**BATHROOM** 4'8" x 7'11" (1.44m x 2.43m )  
Fitted with white suite comprising panelled bath with shower unit, wash hand basin and low flush WC. Extensive tiled surrounds, heated towel rail/radiator.

**OUTSIDE**

Rear pedestrian access to the enclosed rear courtyard which has been designed for ease of maintenance. The property benefits from GARAGE and parking area, which is access off Barnard Street.

**GENERAL INFORMATION**

**TENURE**

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains water, drainage and electricity are connected.

**COUNCIL TAX BANDING**

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

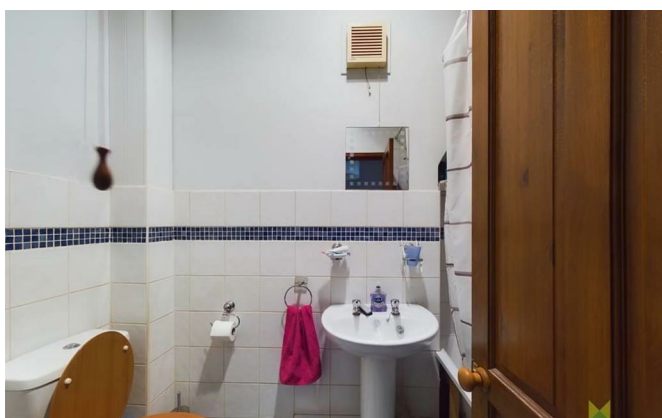
**NEED TO CONTACT US**

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.



## 22b Mill Street, Wem, SY4 5ED.

2 Bedroom House - Terraced  
Offers In The Region Of £167,500





## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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	

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.