

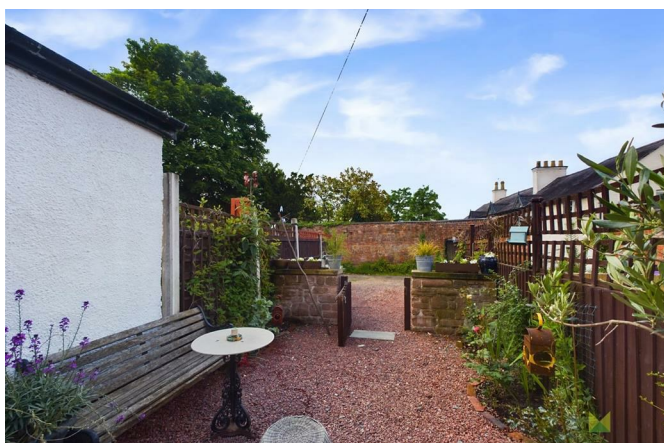
4 Ellesmere Road Wem SY4 5TU



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

The features

- IMPRESSIVE TOWN HOUSE WITH PARKING
- LOUNGE WITH FEATURE LOG BURNER
- PRINCIPAL BEDROOM WITH EXPOSED WALL TIMBERS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VIEWING ESSENTIAL
- BEAUTIFULLY PRESENTED AND MUCH IMPROVED
- GOOD SIZED KITCHEN/BREAKFAST ROOM
- FURTHER BEDROOM AND REFITTED BATHROOM
- COURTYARD GARDEN AND PARKING
- EPC RATING C



***** CHARMING 2 BEDROOM COTTAGE IN HEART OF TOWN *****

This beautifully presented 2 bedroom Period home has been greatly enhanced whilst retaining many of its original features and has the added benefit of off road parking.

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

The accommodation comprises Lounge with feature log burner, good sized Kitchen, Principal Bedroom with exposed wall timbers, further Bedroom and recently re-fitted Bathroom.

The property has the benefit of gas central heating, double glazing, courtyard Garden and off road parking.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position in the popular North Shropshire Market Town. Wem boasts excellent facilities including Supermarket, Post Office, Bank, Town Hall, Churches and Doctors along with a Railway Station with links Crew and London and to the nearby County Town of Shrewsbury.

LOUNGE

A lovely room having window to the front. Feature fire surround housing cast iron log burner, painted ceiling beam, media point, radiator. Door to

INNER HALL

off which lead

KITCHEN

Fitted with a range of units incorporating single drainer sink unit set into base cupboard, further range of cupboards and drawers with round edge work surfaces over and space for range of appliances, matching range of eye level wall units, French doors to the rear garden.

BATHROOM

Refitted with suite comprising period style roll top bath with direct mixer shower unit over and fully tiled splash, wash hand basin and WC with decorative wooden panelled surrounds, recessed ceiling lights, radiator.

FIRST FLOOR LANDING

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

BEDROOM 1

having window to the front and stunning feature of exposed wall timbers, useful storage, radiator.

BEDROOM 2

with window to the rear, radiator.

OUTSIDE

The property has a lovely courtyard style garden which has been laid for ease of maintenance to gravelled seating area with well stocked flower and shrub beds. Attractive sandstone wall divide and gate lead to the parking.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold .

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 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 `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

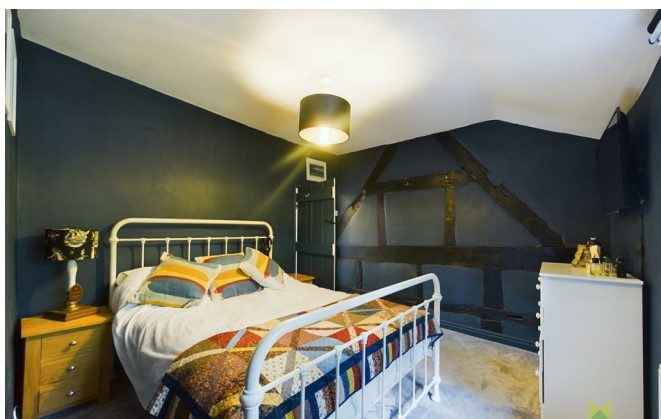
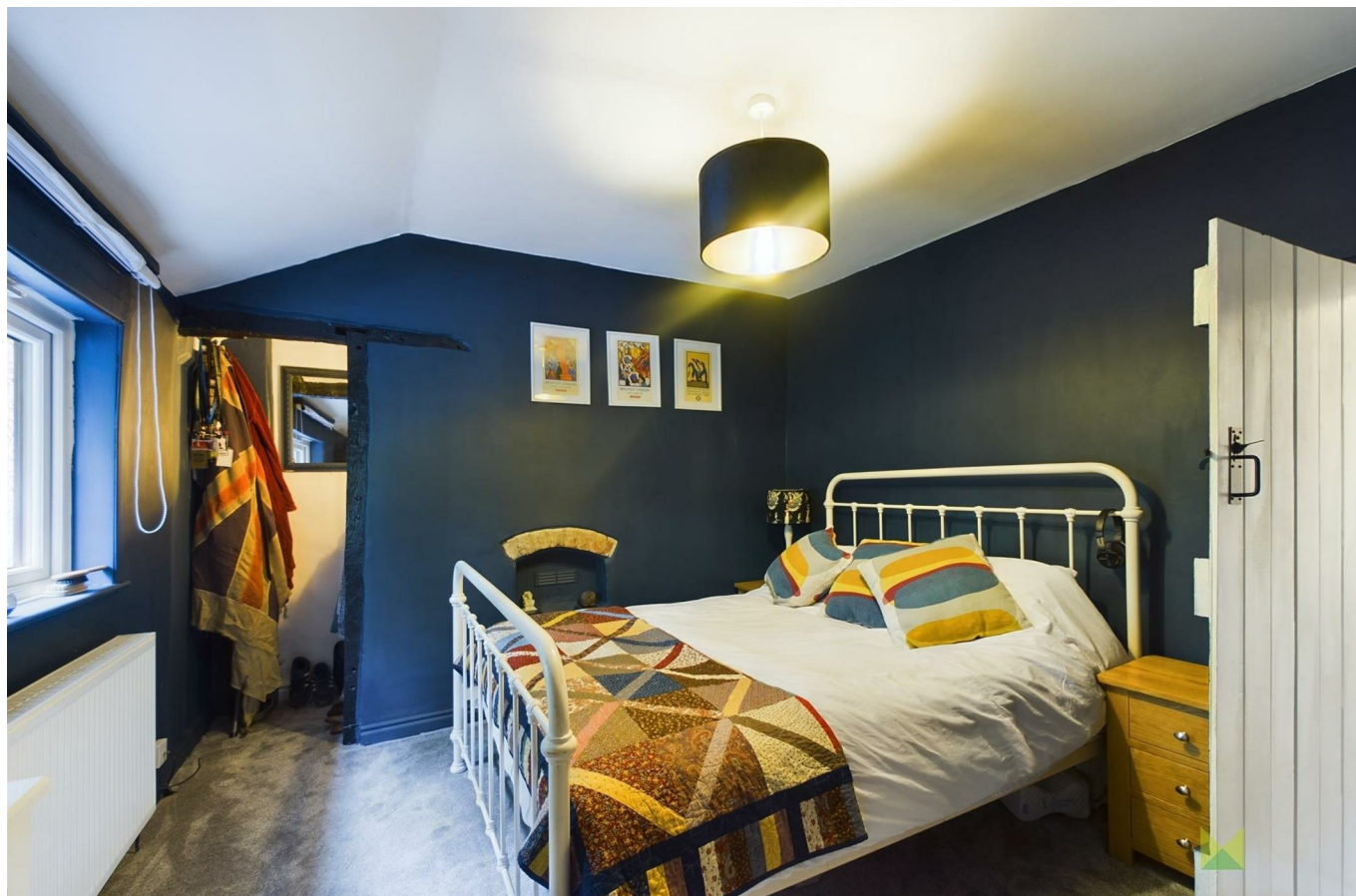
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

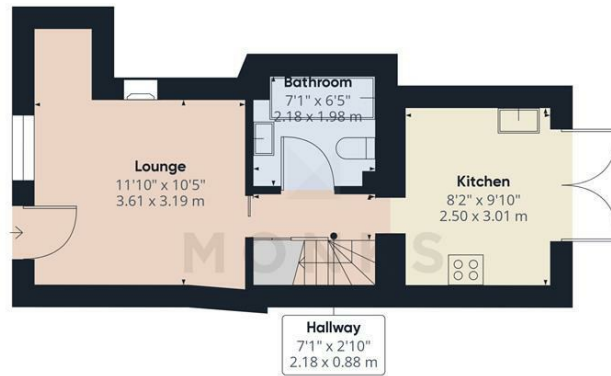
NEED TO CONTACT US

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

Approximate total area[®]
546.44 ft²
50.77 m²



Floor 1

(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



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) A		87
(81-91) B		
(69-80) C	69	
(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 (CO₂) 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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- 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.
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