

# Moor Lodge Mill Street Wem SY4 5EX



**4 Bedroom House**  
**Offers In The Region Of £350,000**

## The features

- CHARMING PERIOD SEMI DETACHED FAMILY HOME
- MANY ORIGINAL PERIOD FEATURES
- UTILITY/BOOT ROOM AND SHOWER ROOM
- DRIVEWAY WITH GARAGE AND PARKING
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE EDGE OF TOWN LOCATION IN WALLED GARDEN
- LOUNGE, DINING/FAMILY ROOM, BREAKFAST KITCHEN
- 4 BEDROOMS AND BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- EPC RATING E



### \*\*\* IMPRESSIVE 4 BEDROOM PERIOD HOME \*\*\*

An excellent opportunity to purchase this charming period semi detached family home which has been cherished by its current owners and retains many of its original features.

Occupying an enviable position on the edge of this popular North Shropshire market town which boasts a range of amenities including Railway Station with links to Shrewsbury, Crewe and London.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge, Dining / Family Room, Breakfast Kitchen, Utility / Boot Room, Wet Room, 4 Bedrooms and Bathroom

The property has the benefit of gas central heating, double glazing to all windows except the bay windows which have secondary glazing, driveway with parking and Garage, walled Gardens to the front and rear.

Viewing highly recommended and offered for sale with no upward chain.

## Property details

### LOCATION

The property occupies an enviable 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 PORCH

Double opening doors to Entrance Porch with wooden and glazed door opening to

### RECEPTION HALL

An inviting Reception Hall with quarry tiled floor, under stairs storage cupboard, radiator.

### LOUNGE

A lovely light room having window to the front and walk in bay providing outlook over the garden, chimney breast fitted with gas fire, media point, radiator. Original picture rail and moulded ceiling cornice.

### DINING/FAMILY ROOM

Having walk in bay window to the front, chimney breast with stone fireplace with open grate, original moulded cornice and picture rail. Two Radiators.

### 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 and having space for appliances. Tiled surrounds and range of eye level wall units. Useful pantry cupboard and ample space for dining table. Window overlooking the garden.

### UTILITY/BOOT ROOM

A useful and versatile space having base cupboard with work surface extending to the side with plumbing beneath for washing machine, ample space for appliances, quarry tiled floor, window and door to the side.

### SHOWER ROOM

Having large walk in wet room style shower which is fully tiled, wash hand basin and WC. Radiator and window to the rear.

### OLD COAL STORE

With a fixed vice shelf and electricity.

### FIRST FLOOR LANDING

From the Reception Hall original oak staircase with turned spindles leads to the First Floor Landing off which lead

### BEDROOM 1

A lovely light and generous sized double room having two windows to the front, range of fitted wardrobes, built in storage cupboard, picture rail, radiator.

### BEDROOM 2

With window to the front, range of built in storage cupboards, radiator.

### BEDROOM 3

With window overlooking the garden, range of built in storage cupboards, picture rail, radiator.

### BEDROOM 4

With window to the rear, range of fitted storage cupboards, picture rail, radiator.

### BATHROOM

With original suite comprising cast iron bath, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear. Airing Cupboard.

### OUTSIDE

The property is approached over driveway with parking for two cars and leading to the Garage with up and over door, power and lighting points, personal door to the rear.

The Front Garden is laid to lawn with well stocked flower, shrub and herbaceous beds and enclosed with brick walling and decorative wrought iron railings.

The Rear Garden is a particular feature of the property and is of good size, laid mainly to lawn with well stocked flower, shrub and herbaceous beds. Enclosed with fencing and original brick walling. Good sized large brick store.

### 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 D - 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](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

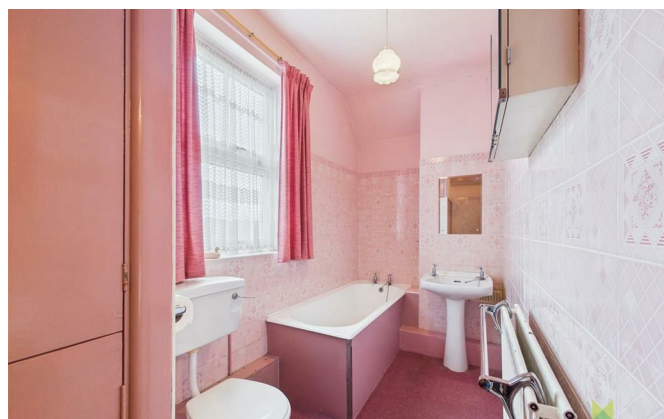
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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4 Bedroom House

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Floor 0



Floor 1



**Approximate total area<sup>1</sup>**

1413.31 ft<sup>2</sup>  
131.3 m<sup>2</sup>

**Reduced headroom**

1.12 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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## Wem office

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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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.