

11 Harris Croft Wem Shrewsbury SY4 5DU



2 Bedroom House - Terraced
Guide Price £200,000

The features

- GENEROUSLY PROPORTIONED
- OPEN REAR ASPECT
- NEARBY TO AMENITIES, SCHOOLING AND TRANSPORT LINKS
- ENCLOSED REAR GARDEN
- PARKING FOR TWO CARS
- TWO GOOD SIZED BEDROOMS
- SHOWER ROOM
- KITCHEN/DINING ROOM
- SUN ROOM
- EPC RATING C



***** IDEAL FOR FIRST TIME BUYERS *****

An excellent opportunity to acquire this mid terraced home standing on the edge of a popular residential location of the peripherals of Wem. Ideally placed for all amenities and a short stroll for commuters to the Railway Station with links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Entrance Hall, Living Room, Kitchen/Dining Room, Sun Room, Two bedrooms and a Shower Room.

The property has gas central heating, double glazing and allocated parking for two vehicles.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town. Ideal for commuters with the Railway Station being a short distance away with links to the County Town of Shrewsbury, Crewe and London. Wem is a thriving and self sufficient town with a range of excellent local amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall.

ENTRANCE HALL

Approached through part glazed uPVC front door.

LIVING ROOM

A light room with window to the front and under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

Fitted with a range of wood effect base units under contrasting worksurfaces incorporating 1.5 stainless steel drainer sink, four ring gas burner hob and double oven under. Further range of matching eye level units and space for free standing appliances. Sliding door into the

SUN ROOM

Looking over and with door out to the garden.

Staircase rises to the first floor landing with access to the loft space.

PRINCIPAL BEDROOM

A generous double bedroom with built wardrobes and storage cupboard. Window to the front.

BEDROOM TWO

Another double bedroom with window to the rear, enjoying far reaching countryside views.

SHOWER ROOM

Fitted with white suite comprising walk-in shower, low level flush WC and hand wash basin. Partly tiled with radiator and window to the rear.

OUTSIDE

The enclosed rear garden is mainly laid to lawn with a decked terrace extending from the sun room. To the far boundary is a large shed. Pedestrian gate access to the rear.

At the front of the property is parking for two 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.

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](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

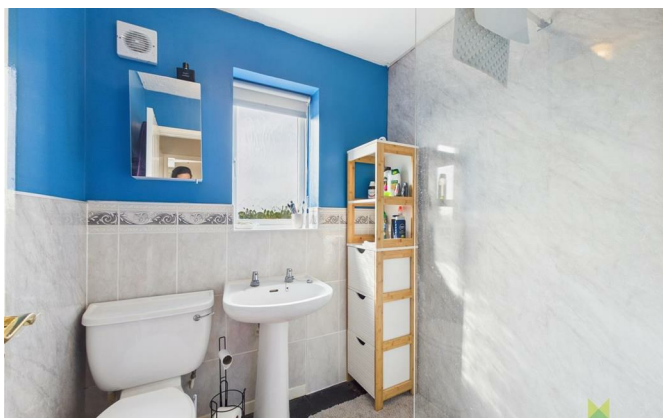
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

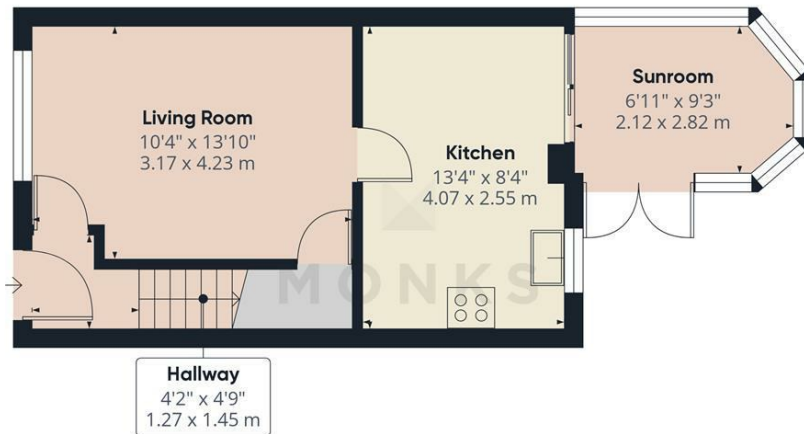
NEED TO CONTACT US

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

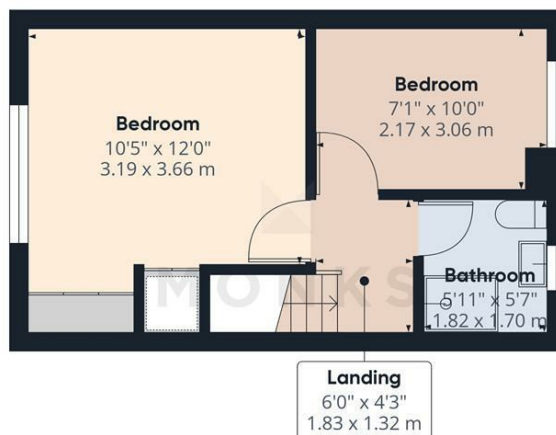
11 Harris Croft, Wem, Shrewsbury, SY4 5DU.

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Floor 0



Floor 1



Approximate total area⁽¹⁾
629.37 ft²
58.47 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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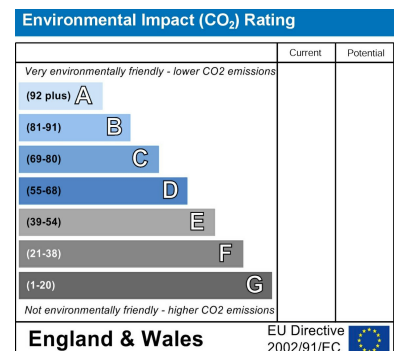
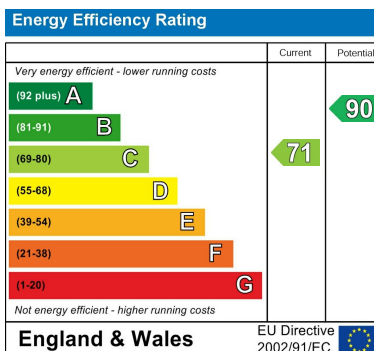
Wem office

13A High Street, Wem,
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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



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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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