

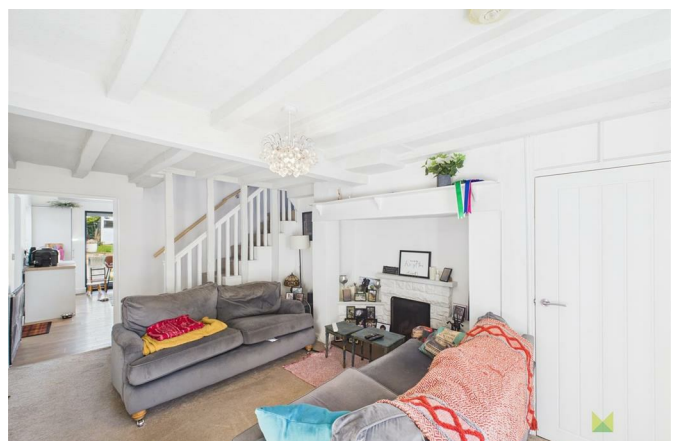
# 23 Chapel Street Wem SY4 5ER



**3 Bedroom House - Detached**  
**Offers In The Region Of £295,000**

## The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- LOUNGE, SITTING ROOM, FAMILY ROOM/BEDROOM
- UTILITY AND WC
- MODERN BATHROOM
- VIEWING HIGHLY RECOMMENDED
- MUCH IMPROVED ACCOMMODATION
- OPEN PLAN LIVING/DINING/KITCHEN
- 2 SPACIOUS FIRST FLOOR BEDROOMS AND NURSERY/HOME OFFICE
- GENEROUS REAR GARDEN
- EPC RATING D



\*\*\* FABULOUS PERIOD TOWN HOUSE \*\*\*

An excellent opportunity to purchase this impressive Grade II listed double fronted period home offering deceptively spacious accommodation which has been much improved and extended whilst retaining many of its period features - offered for sale with no upward chain.

Occupying an enviable position in the heart of this popular North Shropshire market Town being a stones throw from its amenities and a short walk from the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation which must be viewed to be fully appreciated briefly comprises Entrance Hall, Lounge with open fire, Dining Room/Bedroom 3, lovely open plan Living/Dining/Kitchen, Home Office/Games Room, Utility and Cloakroom. On the First Floor are 2 generous double Bedrooms, Nursery/Study and Bathroom.

The property has the benefit of gas central heating and lovely enclosed Rear Garden - perfect for those who love to outdoor entertain.

Viewing highly recommended.

## Property details

### LOCATION

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

### RECEPTION HALL

With original period wooden entrance door, access to two reception rooms.

### SITTING ROOM

With window to front, radiator and media point.

### LOUNGE

With exposed ceiling timbers, window to front, attractive box window seating area, radiator, decorative brick fire surround and tiled hearth.

### LIVING/DINING/KITCHEN

The perfect room for those who love to entertain, being naturally well lit with large full height glazed doors and side screens opening onto the patio, velux roof light, window and door to the side. Fitted with a range of soft grey high gloss fronted units incorporating deep glazed Belfast style sink set into base cupboard with work surface extending to the side with space beneath for dishwasher. Additional range of cupboards and drawers with wooden effect work surface over and having inset 4 ring hob with extractor over and oven and grill beneath, fridge/freezer with matching fascia panels. Complementary wall units and breakfast bar island with additional storage and overhang seating area. Recessed ceiling lights, wooden floor covering, radiator.

### UTILITY ROOM

Again attractively refitted with a modern range of base and matching eye level units with 1 1/2 sink drainer unit and mixer taps with worksurfaces over. Tiled splashbacks, Radiator and inset ceiling lights.

### CLOAKROOM

Attractively fitted with low flush WC, wash hand basin with mixer tap, window to side, radiator and inset ceiling lights.

### FAMILY ROOM/BEDROOM

With radiator and French doors to garden.

Stairs rise from Lounge to FIRST FLOOR LANDING with roof light, built in storage cupboard.

### BEDROOM 1

With window to front, radiator and deep storage cupboard.

### BEDROOM 2

Window to front and radiator.

### HOME OFFICE/ NURSERY

With velux window, radiator.

### BATHROOM

Refitted with suite comprising of panelled bath with direct shower unit over and glass screen, attractive tiled surround, low flush WC and wash hand basin, heated towel rail and inset ceiling lights.

### OUTSIDE

The property benefits from side pedestrian access which provides secure access to the rear where the gardens are of a generous size and perfect for outdoor entertaining. Mainly laid to lawn with steps to stoned paved sun terrace. The garden is full enclosed with fencing and hedging.

### 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 C - 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



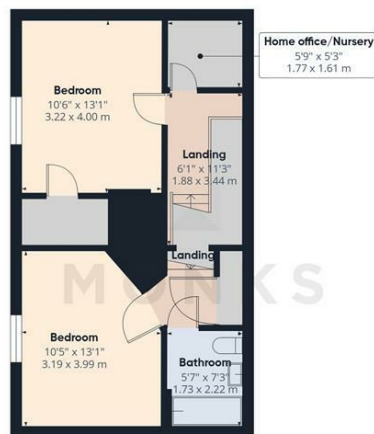
## 23 Chapel Street, Wem, SY4 5ER.

3 Bedroom House - Detached  
Offers In The Region Of £295,000





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1191 ft<sup>2</sup>  
110.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## 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		
(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.

- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.