

9 Aston Road Wem SY4 5AZ



3 Bedroom House - Semi-Detached
Offers In The Region Of £235,000

The features

- IMPRESSIVE 3 STOREY PERIOD TOWN HOUSE
- LOUNGE WITH FEATURE MEDIA WALL
- 2 DOUBLE BEDROOMS AND BATHROOM ON THE FIRST FLOOR
- LOVELY ESTABLISHED PRIVATE GARDEN
- VIEWING ESSENTIAL
- MUCH IMPROVED ACCOMMODATION
- ATTRACTIVELY FITTED KITCHEN/BREAKFAST ROOM
- GARDEN ROOM/HOME OFFICE
- CLOSE TO AMENITIES
- EPC RATING TBC



***** IMPRESSIVE PERIOD TOWN HOUSE WITH HOME OFFICE/GARDEN ROOM *****

An excellent opportunity to purchase this attractively presented and improved home, offering spacious and versatile accommodation over 3 floors perfect for today's modern lifestyle - a growing family, those who love to entertain and work from home with its Home Office/Garden Room.

Occupying an enviable position, ideal for commuters with the Railway Station being a short stroll away and ease of access to the A5/M54 motorway network.

The accommodation briefly comprises - good sized Lounge, fabulous open plan Dining/Kitchen, 2 first floor Bedrooms and Bathroom and excellent Attic conversion providing a great double Bedroom or Studio.

The property has the benefit of gas central heating, double glazing, Home Office/Garden Room, good sized private and established Rear Garden.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

ENTRANCE PORCH

Double glazed entrance door to ENTRANCE PORCH. Further double glazed door to:

LOUNGE

with walk in bay window, fitted with shutter blinds and window seat overlooking the front. Feature chimney breast housing contemporary glass fronted living flame fire with media point over, radiator.

OPEN PLAN KITCHEN/DINING

The perfect room for those who love to cook and entertain - attractively fitted with range of high gloss fronted units incorporating Belfast style sink with mixer taps set into base cupboard. Comprehensive range of matching cupboards and drawers with solid wood worksurfaces over and having space and plumbing beneath for washing machine and dishwasher. Space for range cooker with extractor hood over with eye level wall units and shelved larder unit to the side and space for American style fridge/freezer. Matching range of eye level wall units and large peninsular breakfast/dining seating area. Large under stairs storage cupboard, recessed ceiling lights, wooden effect floor covering and wall mounted column style radiator.

REAR ENTRANCE

with door to the garden.

FIRST FLOOR LANDING

Staircase leads to FIRST FLOOR LANDING with window to the side and off which lead

BEDROOM 1

A good double room with window to the front, radiator.

BEDROOM 2

Another double room with dressing area, window to the rear, radiator. Built in wardrobe.

BATHROOM

Suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

SECOND FLOOR

From the landing, enclosed staircase leads to

BEDROOM 3

this versatile room, an ideal 3rd Bedroom or Home office, well lit by two velux windows, useful under eaves storage, radiator.

OUTSIDE

The front of the property has been laid for ease of maintenance to gravelled beds and divided from the road by brick walling. Side pedestrian access leads to the EXCELLENT REAR GARDEN which has large block paved area adjacent to the property and two large brick built stores, which would make a great potential workshop/home office. There is a FABULOUS OUTDOOR ENTERTAINING ROOM/STUDIO which is naturally well lit with windows and double opening French doors, power and lighting. Paved sun terrace which is bordered by a good sized lawn with well stocked flower, shrub and herbaceous beds and inset specimen trees. Enclosed with fencing and offering a good level of privacy.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. There is a right of way to the rear, which we would recommend 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 '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/buy/mortgage-calculator/) 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

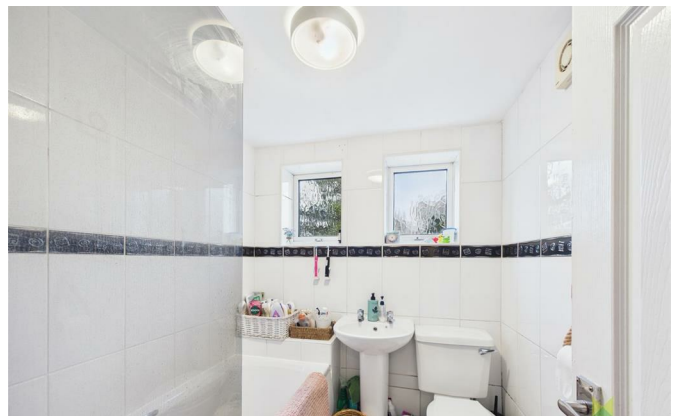
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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