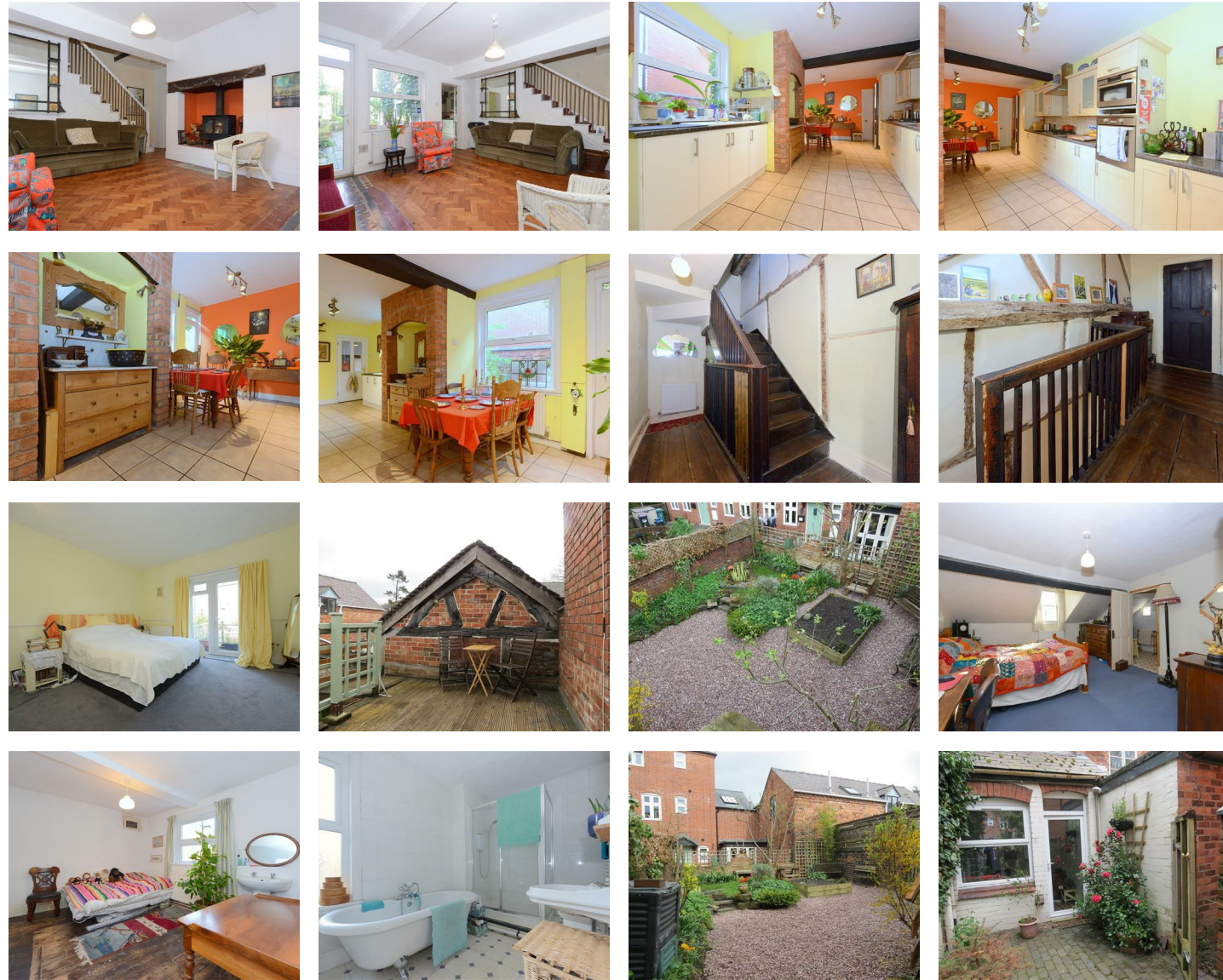


8 High Street, Wem, Shropshire, SY4 5AA

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

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Offers In The Region Of £250,000

Viewing: strictly by appointment through the agent

A deceptively spacious, versatile four storey mid terrace town house, which boasts well proportioned living accommodation throughout and many interesting period features. The property boasts an attractive lounge with wood burning stove, sitting room/study, a re-fitted kitchen/diner, cellar, first floor drawing room, four good sized bedrooms (one of which having en-suite bathroom) and a part walled particularly secluded rear garden. Wem is a small popular town having a variety of excellent range of local shopping, recreational and educational facilities including a main line railway station. The county town of Shrewsbury is approximately 12 miles away having a more comprehensive range of amenities of all kinds. Early viewing comes highly recommended by the selling agent.

Accommodation

Entrance hall, inner hallway, attractive lounge with wood burning stove, study/sitting room, re-fitted kitchen/diner, laundry room, cloakroom, cellar, first floor landing having two double bedrooms (one of which has access to a walk-out balcony, drawing room, bathroom and separate WC, second floor landing has two further bedrooms (one of which has en-suite bathroom), attractive well established rear enclosed gardens, outside store, extensive double glazing, gas fired central heating. Viewing is recommended.

Wooden framed part glazed entrance door gives access to:

Hallway

Part glazed door then gives access to:

Inner hallway

Part glazed door gives access to:

Lounge

17'10" max x 11'8"

Having exposed wooden flooring, radiator, upvc double glazed window to rear, upvc double glazed door giving access to rear gardens, wood burning stove set to a painted brick hearth with inset timber above.

Part glazed door from lounge gives access to:

Study/sitting room

12'4 x 11'11

Having secondary double glazed window to front.

Part glazed door from lounge gives access to:

Re-fitted kitchen/diner

23'7 x 11'11 max reducing down to 9'1

And comprises: a range of replaced eye level and base unit with built-in cupboards and drawers, integrated AEG oven, integrated AEG microwave combination oven, five ring AEG gas hob with stainless steel cooker canopy over, fitted worktops with inset 1 1/2 ceramic sink with mixer tap over, two upvc double glazed windows, upvc double glazed door giving access to rear gardens, tiled splash surrounds, tiled floor, space for upright fridge freezer.

Door from kitchen/diner gives access to:

Laundry room

9'0 x 4'9

Having space for washing machine, tiled floor, radiator, upvc double glazed window.

Door to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, gas fired central heating boiler, part tiled to walls, two glazed windows (one of which being secondary glazed), tiled floor.

Door from kitchen/diner gives access to:

Stoned steps

Which lead down to:

Cellar

10'0 x 9'7

From lounge stairs rise to:

First floor landing

Having radiator, part exposed wooden flooring, feature wall with exposed timbers, loft access.

Doors then from first floor landing then give access to: Drawing room and two bedrooms, bathroom and separate WC.

Drawing room

17'4 x 12'2

Having two secondary double glazed sash windows to front, radiator, period open fire with attractive fire surround.

Bedroom

14'5 x 12'11

Having period fireplace, upvc double glazed French doors which give access to a deck walk-out balcony.

Bedroom

11'7 x 9'3

Having period fireplace, upvc double glazed window to rear, large fitted store cupboard, radiator, pedestal wash hand basin, exposed wooden flooring.

Bathroom

Having roll top bath, tiled shower cubicle, pedestal wash hand basin, upvc double glazed window to side, shelved storage cupboard, vinyl tiled effect flooring, strip light with built-in shaver point, part tiled to walls.

Separate WC

Having low flush WC, wash hand basin with mixer tap over, upvc double glazed window to side, radiator, vinyl floor covering.

From first floor landing exposed wooden staircase gives access to:

Second floor landing

Having feature wall with exposed timbers, Velux roof window to rear, radiator, loft access.

Doors then give access to two further bedrooms.

Bedroom

12'10 x 12'2

Having secondary double glazed sash window to front, radiator, exposed beam to ceiling.

Door to:

En-suite bathroom

Having panelled bath with shower attachment off taps, pedestal wash hand basin, low flush WC, tiled to walls, vinyl floor covering, radiator, glazed window, extractor fan to ceiling

Bedroom

11'8 x 9'10

Having part sloping ceiling with feature exposed beam, Velux roof window to rear, upvc double glazed window to side, radiator.

Outside

To the rear of the property, there is a walk-out balcony with access from the master bedroom and new stairs to the garden (with new under-stairs store).

The rear gardens then comprise brick paved courtyard area with outside cold tap, with access then been given to a low maintenance stoned area with mature shrubs plantation, vegetable plot etc. The rear gardens are enclosed by brick walling.

Outside store

10'11 x 8'2

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).


Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Agents Note

The property has no off street parking, however there is on street/council/private parking available nearby.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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	

FLOORPLANS

