

# 15 Wem Mill Mill Street Wem Shrewsbury SY4 5GB



2 Bedroom Flat  
£750 PCM

## The features

- 2 BEDROOM SECOND FLOOR APARTMENT
- FORMING PART OF THE FORMER MILL AND BREWERY
- GOOD SIZED OPEN PLAN LIVING/DINING/KITCHEN WITH JULIETTE BALCONY
- ALLOCATED PARKING AND COMMUNAL GARDENS
- EPC RATING C
- ENVIABLE LOCATION IN THE TOWN CLOSE TO AMENITIES
- SECURE COMMUNAL ENTRANCE AND PERSONAL RECEPTION HALL
- 2 GENEROUS SIZED BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED



**\*\*\* 2 BEDROOM PART FURNISHED APARTMENT - CLOSE TO AMENITIES \*\*\***

An opportunity to purchase this deceptively spacious 2 bedroom second floor Apartment located within the former Wem Mill.

Located right on the edge of the popular market Town, a short stroll from amenities and the Railway Station which offers links to Shrewsbury, Crewe and London.

The accommodation briefly comprises secure communal Entrance Hall, personal Reception Hall, open plan Living/Dining/Kitchen with French doors and Juliette style balcony, 2 generous Bedrooms and Bathroom.

The property has the benefit of double glazing, allocated parking and good sized communal gardens.

Viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position in 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.

### SECURE COMMUNAL ENTRANCE HALL

Security entryphone system with door opening to spacious communal Entrance with stair and lift access to the Second Floor.

### PERSONAL RECEPTION HALL

With door opening to Reception Lobby with cloaks storage area and further door to Reception Hall with radiator.

### OPEN PLAN LIVING/DINING/KITCHEN

A spacious room with double opening French doors to the fore with Juliette style Balcony and aspect over towards the River Roden. Media point, radiator.

The Kitchen area is fitted with range of units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surface over and having integrated washing machine, dishwasher and fridge freezer with fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and wall units. Tiled flooring.

### DOUBLE BEDROOM

A good sized room with feature high ceiling, radiator, window to the rear.

### BEDROOM 2

Currently fitted as a home office with desk, storage and shelving, window to the rear.

### BATHROOM

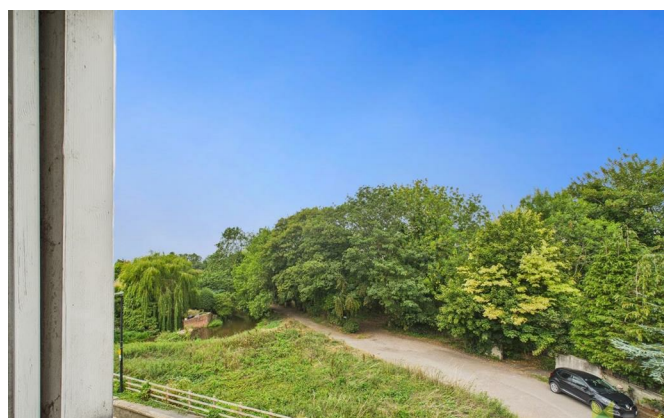
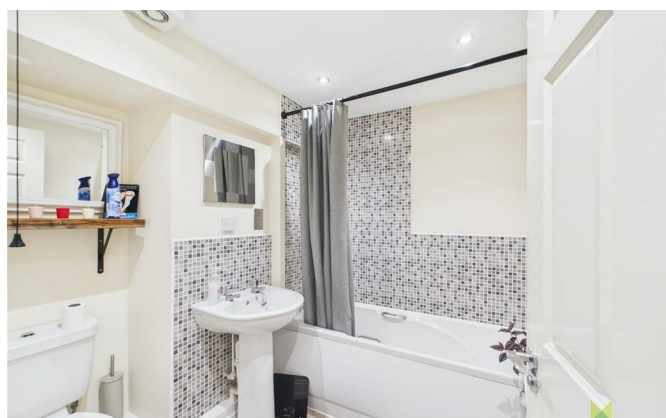
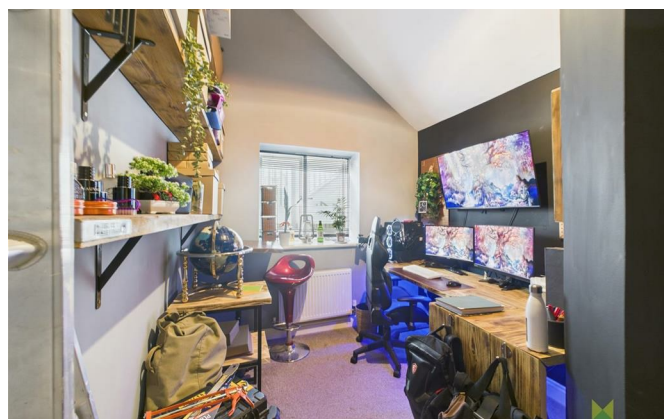
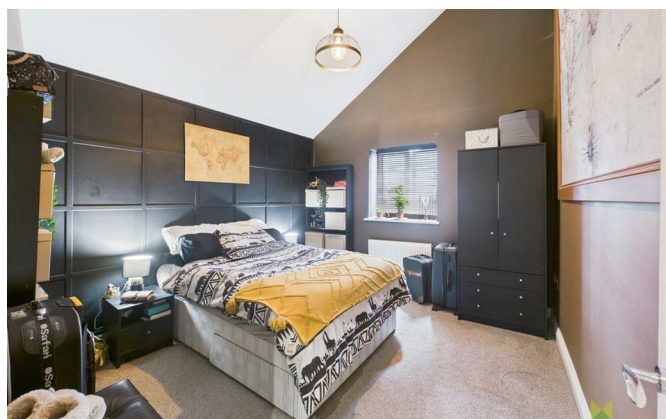
with suite comprising panelled bath with mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator.

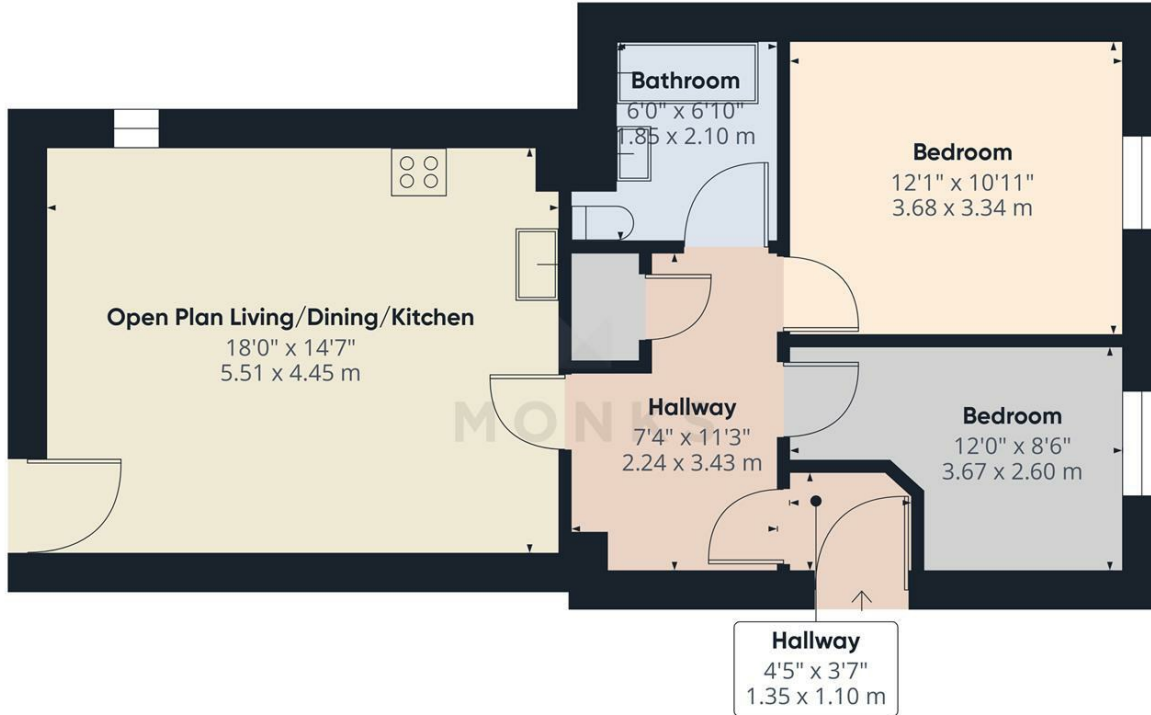
### OUTSIDE

The property is set within the grounds of the former Wem Mill approached over driveway to the car parking area and allocated parking. The communal gardens are of a good size and laid to gravelled seating areas and lawn which area bordered to the side by the River Roden.

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Approximate total area<sup>1)</sup>  
620 ft<sup>2</sup>  
57.6 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



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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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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