30 Mill Street
Wem Shrewsbury
SY4 5ED

MONKS

2 Bedroom House
Open To Offers £170,000

The features

- LOVELY LIGHT TWO BEDROOM PERIOD TOWN HOUSE
- GREAT OPPERTUNITY FOR PUTTING YOUR OWN STAMP ON A PROPERTY
- 2 GENEROUS DOUBLE BEDROOMS
- WALLED COURTYARD STYLE GARDEN
- VIEWING RECOMMENDED
- ENVIABLE LOCATION CLOSE TO AMENITIES
- KITCHEN WITH UTILITY SECTION AND WC
- WELL APPOINTED BATHROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING F

***** PERIOD TOWN HOUSE WITH SCOPE FOR MODERNISATION *****

A charming and generously proportioned two double bedroom Period Town House, offering an exciting opportunity to modernise and create a wonderful home in the heart of Wem.

Offered for sale with no upward chain, this attractive period property provides spacious and versatile accommodation and represents an excellent opportunity for first time buyers, those looking to downsize or purchasers looking for a property with scope to add their own style and value.

Ideally positioned in the popular North Shropshire market town of Wem, the property is within easy reach of a range of local amenities and is just a short stroll from the Railway Station, which provides excellent links to Shrewsbury, Crewe, Manchester and London.

The property is particularly appealing for its generous room sizes and excellent proportions, with accommodation briefly comprising: Reception Hall, light and spacious Lounge, separate Dining Room, Kitchen with Utility Section and WC, two generous double Bedrooms and a well-appointed Bathroom.

Whilst the property would benefit from some modernisation and updating, it offers considerable potential for the incoming purchaser to create a stylish and comfortable home tailored to their own tastes and requirements. The generous accommodation, high ceilings and period character provide an excellent foundation for modernisation.

Property details

LOCATION
Occupying an enviable position in the heart of the popular market Town of Wem which lies to the Northern edge of Shrewsbury. Wem boasts a good range of facilities including schools, doctors, supermarket, independent stores, churches, restaurants/public houses, active Town Hall and recreational facilities. For commuters there is a regular bus service to the County Town and the Railway Station in Wem provides links to Shrewsbury, Crewe, Manchester and London.

RECEPTION HALL

LOUNGE
A lovely light room having feature bay window to the front and further window to the side with open aspect along Mill Street. Fire surround with marble hearth and inset housing ornamental fire, media point. Double opening doors to

DINING ROOM
Another lovely light room having windows to the front and side, chimney breast with wooden surround housing ornamental fire.

KITCHEN
Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and matching eye level wall units. Quarry tiled floor, useful under stairs pantry cupboard and window to the side. Opening to

UTILITY AREA
with continuation of quarry tiled floor and ample space for appliances.

GROUND FLOOR WC
With low flush suite and window to the rear.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the First Floor Landing off which lead

BEDROOM 1
A generous sized double room naturally well lit with windows to the front and side with aspect along Mill Street.

BEDROOM 2
Another generous double room with windows to the side and rear. Range of fitted shelving.

BATHROOM
A good sized room with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, Airing Cupboard, window to the rear.

OUTSIDE
The property is approached through wrought iron gate with attractive tiled pathway and raised forecourt garden area enclosed with brick walling and wrought iron fencing. Side access leads into the Rear courtyard style garden which offers a good level of privacy and screened with brick walling. Outside storage.

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 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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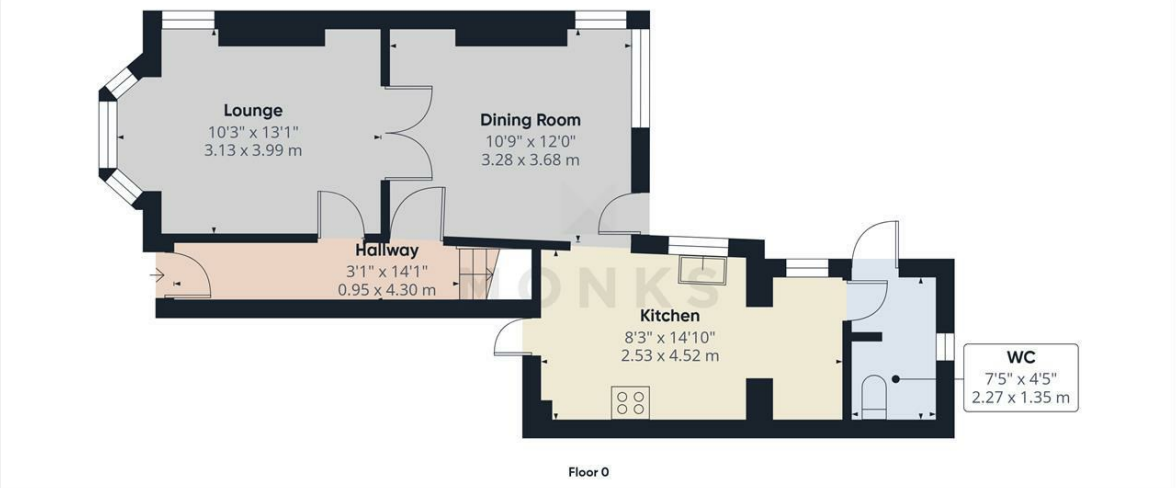
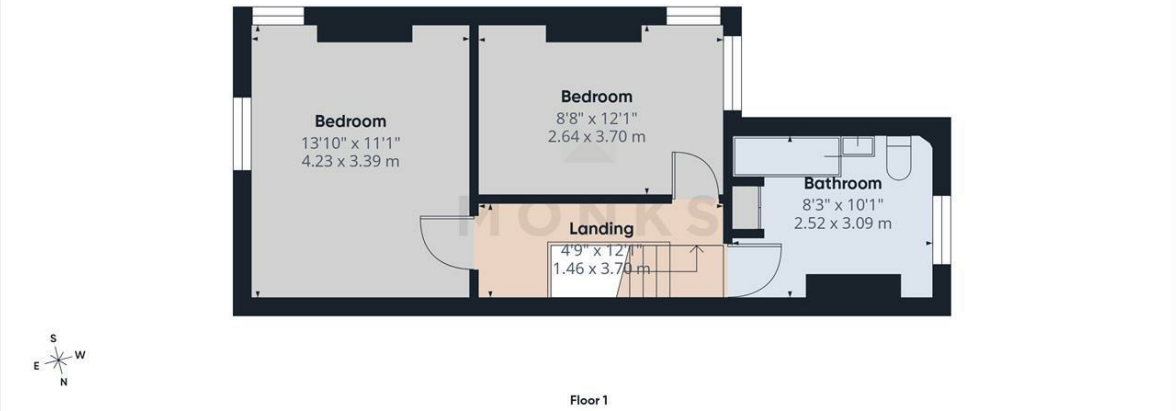


MONKS

Approximate total area(1)
823 ft²
76.5 m²



(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.

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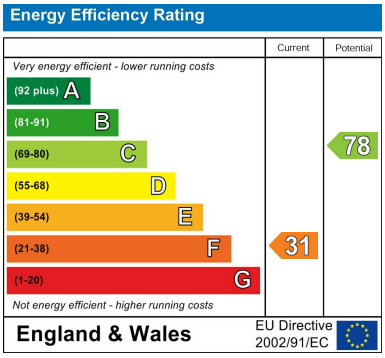

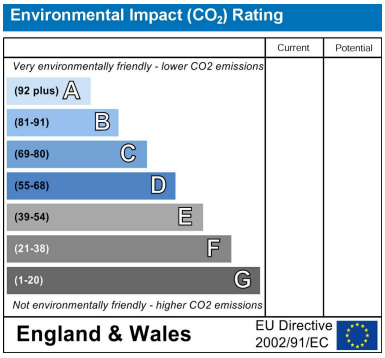

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.

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