



FOR SALE

Offers in the region of £150,000

22b Mill Street, Wem, Shrewsbury, SY4 5ED

A characterful and deceptively spacious two-bedroom terraced home offering scope for selective modernisation and boasting an easily maintained courtyard garden, off-street parking, and a single garage, conveniently situated within the heart of the popular market town of Wem.



Ellesmere (9 miles), Shrewsbury (11 miles), Wrexham (20 miles), Telford (22 miles).

All distances approximate.



- Period Property
- Scope for Selective Modernisation
- Easy-Care Gardens
- Off-Street Parking
- Single Garage
- Village Centre

DESCRIPTION

Halls are delighted with instructions to offer 22b Mill Street in Wem by private treaty.

22b Mill Street is deceptively spacious two-bedroom terraced property boasting an attractive red-brick facade and internal accommodation which extends to around 620 sq ft. The accommodation now offers scope for selective modernisation and comprises, on the ground floor, a well proportioned Living Room which leads through to a Kitchen/Breakfast Room. To the first floor are two comfortably sized double Bedrooms and a family Bathroom.

Externally, the property is complemented by an easily maintained rear courtyard garden, alongside a single parking space and a garage.

SITUATION

The property is conveniently situated within the heart of the bustling market town of Wem, which provides a respectable range of day-to-day amenities, including Schools Convenience Stores, Medical Facilities, Public Houses, and a range of independent shops, whilst retaining a convenient proximity to the county centre of Shrewsbury which lies around 11 miles to the south and enjoys a more comprehensive offering of amenities of all kinds.

SCHOOLING

The property is conveniently situated for access to a number of well regarded state and private schools, including St.Peter's C of E Primary, The Thomas Adams School, Woodlands School, Newtown C of E Primary (Outstanding), Clive C of E Primary School, and Ellesmere College.

DIRECTIONS

Leave Ellesmere via the A495 in the direction of Whitchurch, turning left after The Mere to remain on this road. In the village of Welshampton, turn right onto the B5063 and continue for 6.5 miles until, in the heart of Wem, a right hand turn leads onto Mill Street where, around 0.1 miles later, the property is situated on the right and identified by a Halls "for sale" board.

W3W

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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



THE PROPERTY

The property is principally accessed via Mill St, via a front door which opens into an Entrance Porch, from where a further allows access into a well proportioned Living Room featuring a window overlooking the front elevation and ample space for seating and furnishings. The ground floor accommodation then leads through to a Kitchen/Breakfast Room which boasts a selection of fitted base and wall units alongside stairs which rise to the first floor and a secondary door which exits directly onto the courtyard garden.

Stairs rise to a first floor landing where access is provided into two comfortably sized Bedrooms, each able to accommodate double beds and both served by a centrally situated Family bathroom, this featuring a fitted suite comprising a bath, low-flush WC, and pedestal hand basin.

OUTSIDE

Immediately to the rear of the property is a compact courtyard Garden which, at present, is predominately laid to concrete but which offers scope for further improvement in order to become a wonderful and easily maintained accompaniment to the home.

The courtyard leads on to a walkway where pedestrian access is provided to a single Garage, and culminates at a single parking space (accessed via Barnard St) where vehicular access to the garage is situated.

THE ACCOMMODATION COMPRISES

Living Room: 3.02mx 5.22m

Kitchen: 3.02m x 4.22m

Bedroom One: 3.15m x 3.08m

Bedroom Two: 3.15m x 3.61m

Family Bathroom:

SERVICES

The property is understood to be served by mains water, electrics, drainage, and gas.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is shown as being within council tax band A on the local authority register.

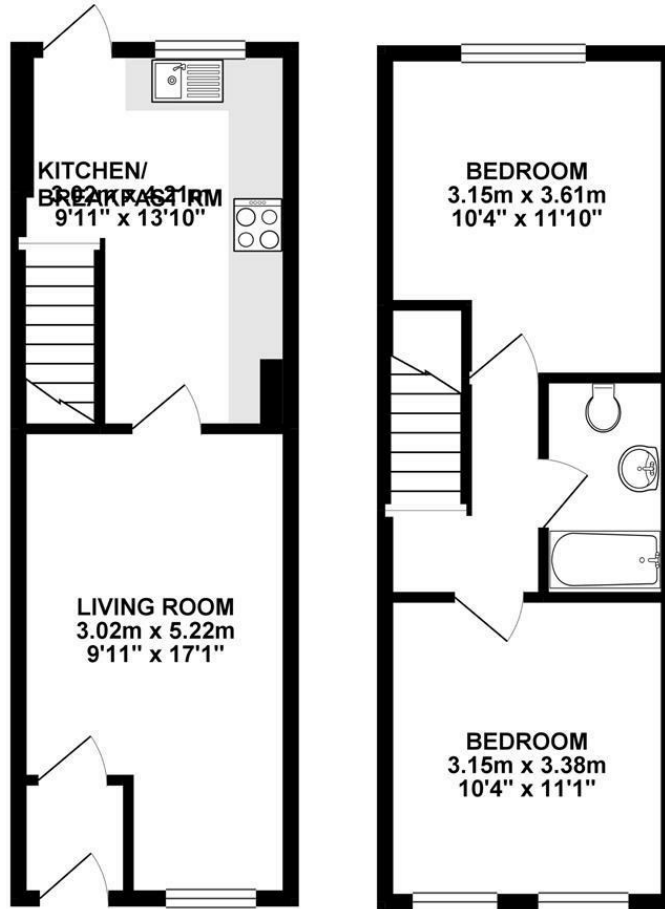
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

22b Mill Street, Wem, Shrewsbury, SY4 5ED

GROUND FLOOR 28.48 sq. m.
(306.58 sq. ft.)

1ST FLOOR 29.68 sq. m.
(319.47 sq. ft.)



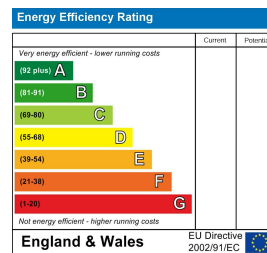
TOTAL FLOOR AREA : 58.16 sq. m. (626.04 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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Ellesmere Sales

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