

7 Chapel Street Wem Shrewsbury SY4 5ER



2 Bedroom House - Semi-Detached
Offers In Excess Of £205,000

The features

- WEALTH OF EXPOSED BEAMS AND TIMBERS
- LOUNGE WITH FEATURE INGLENOOK FIREPLACE
- RE-FITTED GALLEY STYLE KITCHEN AND UTILITY WITH WC
- 2 DOUBLE BEDROOMS AND RE-FITTED SHOWER ROOM
- VIEWING ESSENTIAL & NO UPWARD CHAIN
- CHARMING PERIOD 2 BEDROOM TOWN HOUSE
- DINING ROOM WITH WEALTH OF TIMBERS
- GOOD SIZED CONSERVATORY
- LOVELY WALLED REAR GARDEN
- EPC RATING D



**** FABULOUS PERIOD TOWN HOUSE - WEALTH OF FEATURES ****
**** NO UPWARD CHAIN ****

An excellent opportunity to purchase this impressive gem of a home - having undergone improvements yet retaining a wealth of charm and character which truly must be viewed to be fully appreciated.

Occupying an enviable position in the heart of the Town being a stone's throw from local amenities, recreational facilities, schooling and a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

The accommodation briefly comprises Lounge with feature inglenook fireplace with open fire, Dining Room with wealth of timbers, Conservatory, recently re-fitted Kitchen, Utility Room with Cloakroom, 2 double Bedrooms and re-fitted Shower Room.

The property has the benefit of a wealth of original features, timbers, gas central heating and a lovely private walled rear garden.

Viewing essential.

Property details

LOCATION

Occupying an enviable position in the heart of the Town being a stone's throw from local amenities, recreational facilities, schooling and a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

LOUNGE

A charming room filled with character having window to the front. Feature exposed brick inglenook fireplace house an impressive cast iron fire with wooden lintel over, media point, radiator. Beamed divide to

DINING ROOM

having window overlooking the front, exposed wall timbers, radiator.

KITCHEN

attractively re-fitted with cream fronted shaker style units incorporating single drainer enamel sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, space for fridge, tiled surrounds and eye level wall units over, window to the rear, tiled floor.

CONSERVATORY

A lovely addition being of double glazed construction with French doors opening to the rear garden.

UTILITY ROOM/CLOAKROOM

with work surface with space beneath for washing machine, WC and wash hand basin.

FIRST FLOOR LANDING

A good useful space which could provide a study/reading area having window to the rear. Feature exposed wall timbers.

BEDROOM 1

A charming room with exposed wall timbers, cast iron ornamental fireplace, window to the front, radiator. Wardrobe with hanging rails and shelving.

BEDROOM 2

with window to the front, exposed wall timbers, oak boarded floor, radiator.

SHOWER ROOM

Newly fitted with large walk in shower with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

Side pedestrian access leads around to the lovely enclosed walled Rear Garden which is laid to lawn with flower and shrub beds, gravelled seating area.

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 A - 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





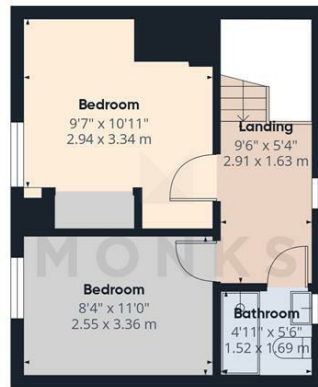
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Floor 0



Floor 1



Approximate total area^m

765 ft²
71 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.