



SAMUEL WOOD

Flat 4, Grove House, 94 High Street, Wem, Shrewsbury, Shropshire, SY4 5DR

Offers In The Region Of £55,000



This first floor apartment offers deceptively spacious accommodation with a living room, kitchen, two bedrooms, bathroom and outside space. Centrally located with transport links and market town amenities. Vacant possession with strong rental potential. Accompanied viewings are available via the selling agents Samuel Wood.

- Leasehold Flat with Recently Established Mangement
- Central Wem location
- Vacant possession
- Strong rental potential
- Walk to shops and services
- Near Wem railway station
- Ideal for investors or downsizers
- Communal garden
- Double glazing & Electric heating
- EPC Rating D

Flat 4, Grove Court provides a rare opportunity to acquire a centrally located, purpose-built flat within a popular residential area in the heart of Wem. The property is available with vacant possession, allowing buyers to let or occupy the flat immediately without delay or chain complications.

The apartment occupies a central position, within walking distance of Wem's array of everyday facilities: including shops, doctors, banks, eateries and leisure services. Of particular note is Wem's railway station, just a short walk from Grove Court, which provides direct access to regional hubs such as Shrewsbury and Crewe, enhancing the appeal to both investors and potential tenants.

This flat would make a sensible and sustainable addition to a buy-to-let portfolio, particularly in light of ongoing demand for well-located, low-maintenance units in commuter-accessible locations. Alternatively, it offers a manageable and secure option for those looking to downsize or acquire a foothold in a thriving market town.

#### Agents note:

The owners of the flats are in the process of forming a management company to deal with the external / communal areas of the building.

#### Services at the property

We understand that the property has, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 17 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

#### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

#### Tenure

We understand the tenure is Freehold/Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

Length of lease: 999 years from 25.12.1970

Service Charges: tbc

Ground Rent: tbc

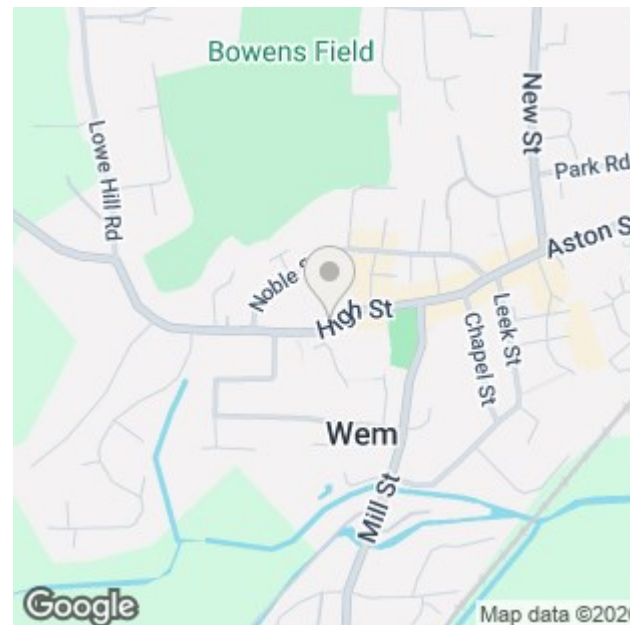
Next Ground Rent Review Period: tbc

#### Mortgage Services

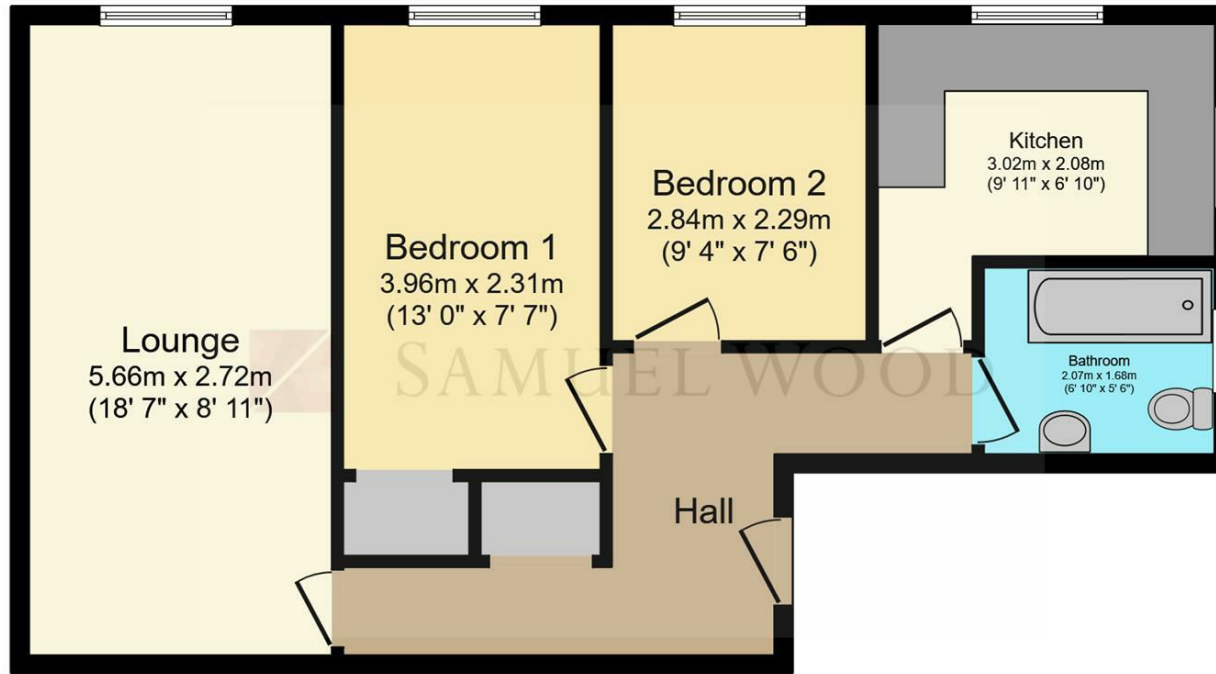
We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

#### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



## Floor Plans



**Floor Plan**  
Floor area 53.1 sq.m. (572 sq.ft.)

**Total floor area: 53.1 sq.m. (572 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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