

BOWEN

PROPERTY SINCE 1862



Asking Price £180,000

2 Bedrooms 1 Bathroom

The Laurels, 4 Wem Road, Northwood,
Shrewsbury, SY4 5NH

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General Remarks

This two-bedroom semi-detached house offers a great opportunity for improvement and modernisation in line with prospective purchasers' requirements. Standing in good size gardens with open countryside views.

Location: The property occupies a pleasant position on the edge of the semi-rural hamlet of Northwood, with its own community pub, located between the popular market towns of Wem (4.5 miles), Ellesmere (5 miles). Both towns boast excellent facilities with Wem having the benefit of a railway station with links to Crewe and London and great road links to Birmingham and Manchester.



Accommodation

Partly Glazed UPVC Entrance Door:

Entrance Hall: Wood effect flooring, cloak rack, radiator.

Living Room: 14' 11" x 13' 9" (4.55m x 4.19m) Wood effect flooring, open fireplace set on raised tile hearth, tile inset and mantel, LED strip lights, radiator.

Inner Area: Wood effect floor. UPVC partly glazed door opening to outside.

Cloakroom: 4' 9" x 2' 9" (1.46m x 0.83m) Wood effect flooring, low level flush wc, wash hand basin, radiator.

Kitchen/Diner: 13' 7" x 10' 2" (4.13m x 3.10m) Wood effect flooring, LED strip light, range of newly fitted wall cupboards and matching base units with upstands, 1.5 stainless steel sink and drainer, built-in fan assisted electric oven with four ring electric hob above, spaces for washing machine and refrigerator, extractor fan.

Staircase to First Floor and Landing Area: Access to roof space.

Bedroom One: 13' 9" x 10' 0" (4.18m x 3.06m) Radiator.

Bedroom Two: 13' 7" x 10' 0" (4.14m x 3.06m) Radiator.

Bathroom: 10' 5" x 7' 7" (3.17m x 2.32m) Panel bath, low level flush wc, pedestal wash hand basin, partly tiled walls. Airing cupboard housing cylinder and water tank, slatted shelves.

Outside: The property is approached through double wooden gate into a small concrete area, the gardens which are mainly laid to grass lie predominantly to the front and side of the house. Useful brick outbuildings, timber summerhouse with double entrance doors, outside tap. A notable feature is the open countryside views with lie to the side and rear.

Tenure: The property is understood to be freehold with vacant possession upon completion.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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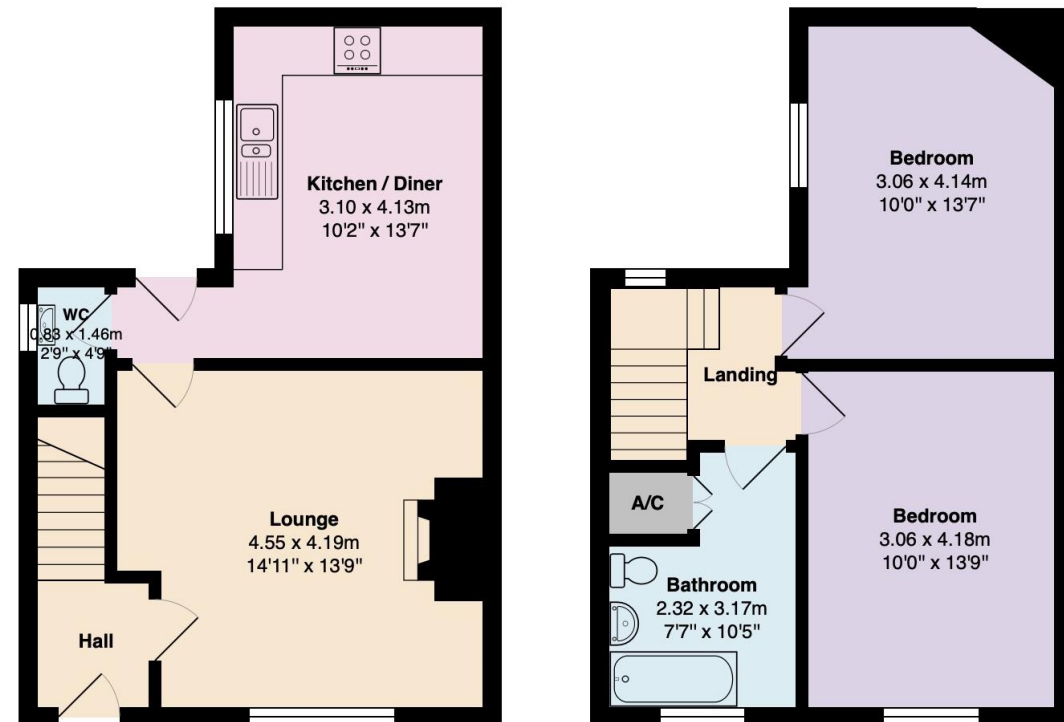
Council Tax Band 'B' EPC 33|F:

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Services: We understand mains electricity, water are connected. Private drainage.

Directions: From Ellesmere proceed out of the town along A495 signposted Shrewsbury/Whitchurch. After passing the Mere on the left turn left continuing for approximately 4 miles into the village of Welshampton. After passing The Sun Inn on the left take the next right signed posted Wem (B5063). Proceed for approximately 2 miles into the hamlet of Northwood continue through the hamlet passing the 'Horse & Jockey' pub where after a short distance the property can be identified on the right handside by the agents for sale board.

What3Words:///lakeside.raced.mulled:



Total Area: 77.6 m² ... 835 ft²

All measurements are approximate and for display purposes only

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