



Location

The property is conveniently situated in a popular residential locality within walking distance of the town centre. Wem provides a variety of shops, schools, churches and recreational facilities. Other towns within commuting distances include Shrewsbury, Telford, Ellesmere and Whitchurch

Property Description

An attractively presented, three bedroom terraced house which has been much improved by the current owner.

Offering spacious accommodation internally with improvements made to the kitchen and lounge area, bathroom while also having benefitted from a full re-decoration throughout the property.

Externally, The property offers an enclosed garden with an arrangement of outbuildings including an outside W/C, which leads onto a courtyard style rear garden and adjacent double garage with a built in mechanics pit.; IDEAL for someone in this line of work looking for accommodation and business use. Three parking spaces are also included.



14 MILL STREET WEM, SHREWSBURY, SHROPSHIRE, SY4 5ED

The features-

- IMPRESSIVE 3 BEDROOM HOME
- MUCH IMPROVED BY THE CURRENT OWNER•
- LOUNGE WITH FEATURE FIREPLACE
- 3 GENEROUS BEDROOMS AND RE-FITTED BATHROOM
- ENCLOSED REAR GARDENS
- PERFECT FOR FIRST TIME BUYER/INVESTOR
- VIEWING HIGHLY RECOMMENDED
- EASE OF ACCESS TO RAILWAY STATION AND

LOUNGE: 3.6m (11ft 10in) x 4.9m (16ft 0in)

Upon entry, Featuring a bespoke fireplace , Built in storage cupboard under the stairs and redecoration

KITCHEN: 2.8m (9ft 0in) x 3.1m (10ft 0in)

Recently installed new kitchen ,having single drainer stainless steel sink unit with under cupboards. Range of matching base units, exposed feature brickwork adjacent to oven unit.

BEDROOM 1: 2.4m (8ft 0in) x 3.9m (13ft 0in)

Large double bedroom ,featuring built-in cupboard space and fireplace, facing out onto the front of the property, providing excellent bedroom space.

BEDROOM 2: 2.1m (7ft 0in) x 3.9m (13ft 0in)

Looking out towards the front of property , Another double bedroom in fantastic condition.

BEDROOM 3: 1.8m (6ft 0in) x 2.4 m(8ft 0in)

Adjacent to the family bathroom, Single bedroom looking out over the rear garden with feature fireplace.

BATHROOM:

Newly improved, Feature slipper bathtub with wash hand basin, WC.

OUTSIDE:

The property is approached via mill street with enclosed rear gardens and outbuildings along with a detached double garage with built in mechanic's pit; ideal for some looking for a home and business facility

COUNCIL TAX:

Band A

TENURE:

The Tenure of the property is understood to be freehold The information given should be verified prior to a legal commitment to purchase.

SERVICES:

Mains electric, water and sewer are connected subject to the usual transfer regulations.

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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			EU Directive 2002/91/EC 