

A beautifully presented and stylish two bedroom first floor flat with lovely outdoor space and finished to a very high standard situated in the market town of Wem



- 2 double bedrooms
- Good sized living room
- Newly fitted modern kitchen
- Stylish bathroom
- Outdoor decked area

**Offers around
£110,000**

The Property

83a New Street, Wem is a stunning, extremely stylish and beautifully presented first floor flat bungalow in the market town of Wem within walking distance of the town centre and train station.

The property is entered through a partially glazed uPVC entrance door to the rear of the property via a metal stairway into the dining hall with elements of exposed brickwork and newly fitted laminate flooring which runs throughout much of the property, a storage cupboard and radiator



The dining hall flows directly into the stunning, modern galley kitchen with grey fitted base and wall units with contrasting oak worktops above and white tiled splash backs in a herringbone design, single drainer black sink, mixer tap and window to the rear of the property overlooking the decked area.



The kitchen also benefits from an extremely useful larder cupboard and radiator

The living room which also leads from the dining hall and has a light and airy feel with two radiators and two windows to the fore.



At the opposite end of the dining hall sits the gorgeous bathroom with white L-shaped bath with chrome finish square headed shower over, white low level WC and counter top white sink with vanity unit beneath and heated towel rail



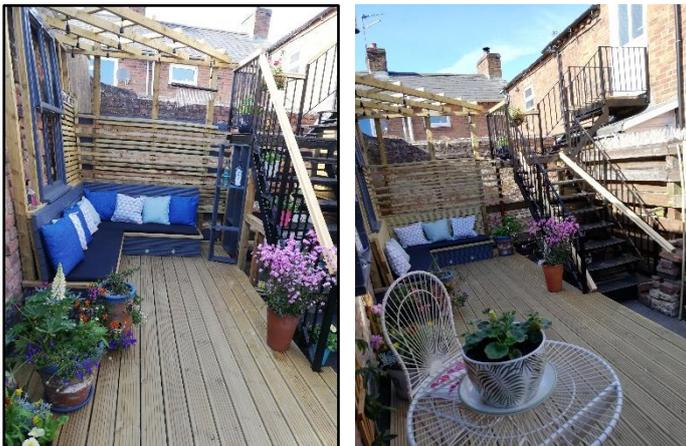
Bedroom 1 and Bedroom 2, both bright and sunny, generously sized doubles sit to the front of the property



Both bedrooms benefitting from two windows allowing lots of light, radiator with carpeted flooring to Bedroom 1 and stripped pine flooring to Bedroom 2



Outside



The chic, low maintenance decked area to rear of the property with pergola to one corner is a real added bonus and a little haven to relax in the sunshine with a glass of wine or a G&T in the evenings.

The Local Area

The property is situated on New Street in Wem which is located from the High Street on the B5476 towards Whitchurch.

83a New Street is within convenient walking distance of Wem town centre and the local shops and amenities. There are excellent doctors, dentists, schools and independent shops within the town, as well as a supermarket and a good selection of pubs and eateries.

The larger towns of Shrewsbury and Whitchurch are only a few miles drive away, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.

Council Tax Band

A

Local Authority

Shropshire Council

Services

Mains water, drainage, and electricity. Central heating provided by electric combination boiler.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Viewing

Strictly by appointment with Harfitts

Tenure

We understand the property is Leasehold with 124 years remaining, although purchasers are advised to confirm details with their solicitors.

All measurements are approximate and are for identification purposes only

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

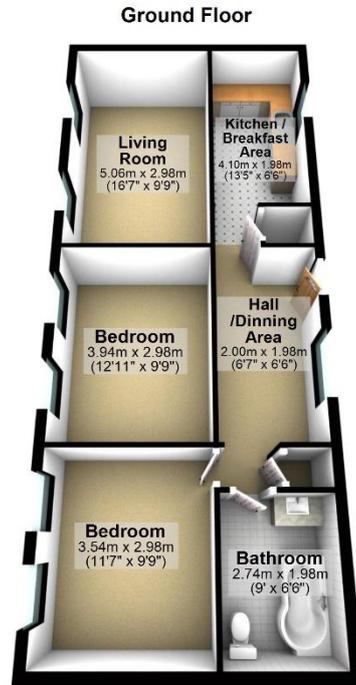
MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for details

SURVEYS

Please ask us for details of local surveyors

Floorplan



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Agent's Notes

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