7 Chapel Street
Wem Shrewsbury
SY4 5ER

MONKS

2 Bedroom House - Semi-Detached
£750 PCM

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
- 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 ****

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.

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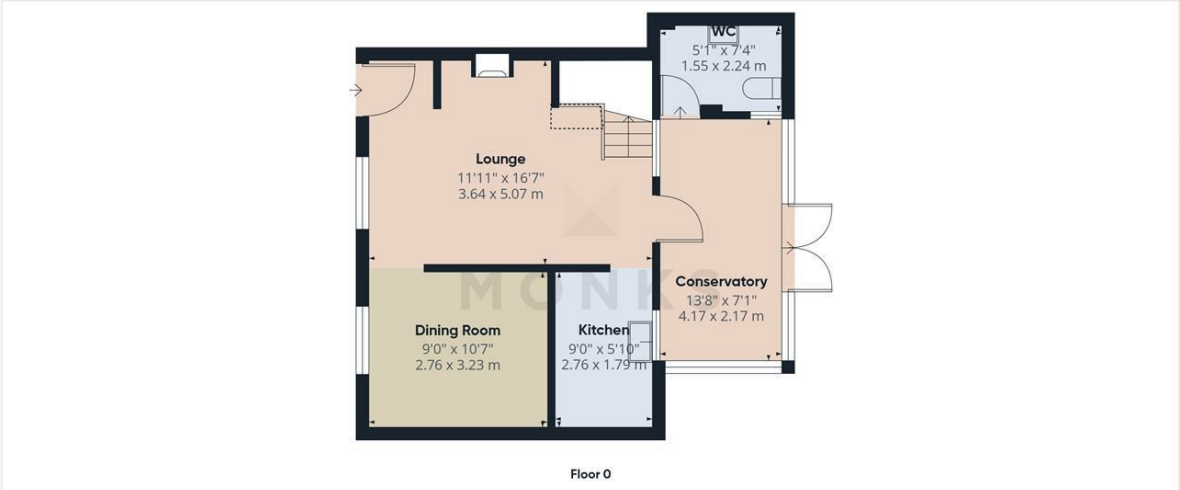

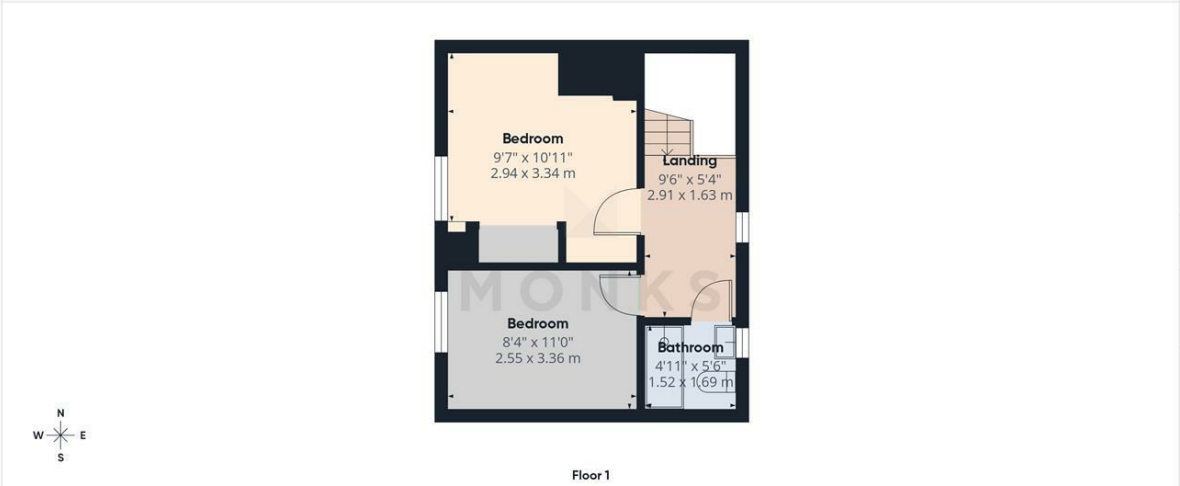

MONKS

Approximate total area(1)
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.

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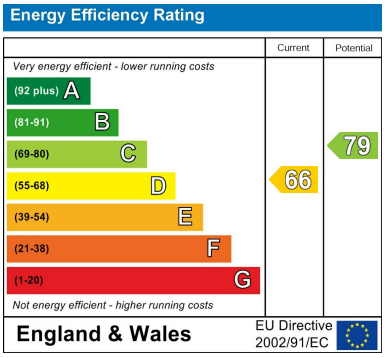

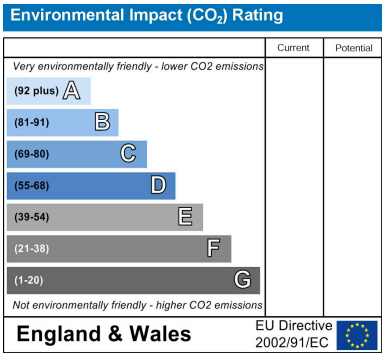

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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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.

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