

FOR SALE

Offers in the region of £112,500

Flat 1, 81 High Street,
Wem, Shrewsbury, SY4 5DR

A surprisingly spacious 3 bedroom maisonette apartment with parking, situated in a most convenient location, in the centre of Wem.



Whitchurch (8 miles), Shrewsbury (11 miles), and Chester (29 miles).
(All distances approximate).



- **Maisonette apartment**
- **3 bedrooms**
- **Surprisingly spacious**
- **Gas fired heating/double glazed**
- **Parking for one vehicle**
- **Convenient town centre location**

DESCRIPTION

Halls are delighted with instructions to offer Flat 1, 81 High Street, for sale by private treaty.

Flat 1, 81 High Street is a surprisingly spacious 3 bedroom maisonette apartment with parking, situated in a most convenient location, in the centre of Wem.

The internal accommodation, which has been improved and well maintained by the current vendor, includes, on the first floor, a Lounge, Dining Room and Kitchen, together with three Bedrooms and a large Bathroom on the second floor. The property benefits from a gas fired heating system, double glazed windows and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complimented by a parking area to one side, easily accessible from the adjacent high street.

The sale of Flat 1, 81 High Street, does, therefore, provide a rare opportunity for purchasers to acquire a most spacious and conveniently situated maisonette apartment with parking which would make an ideal first time buyer/investment property.

SITUATION

Flat 1, 81 High Street is situated in the centre of the popular North Shropshire town of Wem, which has an excellent range of local shopping, recreational and educational facilities and also boasts a mainline railway station. The town of Whitchurch (8 miles) and the county towns of Shrewsbury (11 miles) and Chester (29 miles) are all within easy motoring distance and all have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

Sealed unit double glazed entrance door with staircase leading to:

SPACIOUS FIRST FLOOR LANDING

With double glazed window to the side elevation, double storage cupboard and airing cupboard.

LOUNGE / DINING ROOM

With two sash windows overlooking the front, living flame gas fire, TV aerial and telephone point and a radiator.

KITCHEN

9'7" x 8'8" (2.93m x 2.63m)

Fitted with range of units incorporating a 1.5 bowl sink unit, further range of cupboards and drawers with work surfaces over and with space below for washing machine and fridge, inset four-ring hob unit with cupboard below and extractor hood over, Integrated double oven and grill with cupboards above and below, tiled splash surrounds, matching range of eye level units and window to the rear elevation.

SECOND FLOOR LANDING



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



With doors in to:

BEDROOM ONE

14'6" x 10'10" (4.43m x 3.31m)

With window to the side elevation and a radiator.

OUTSIDE - Storage cupboard and drying area.

BEDROOM TWO

11'11" x 10'5" (3.63m x 3.17m)

With window to the front elevation and a radiator.

BEDROOM 3

With window to the rear elevation and a radiator.

BATHROOM

With suite comprising panelled bath (H&C) with shower attachment and fixed shower screen, wash hand basin (H&C), low flush WC, window to the rear elevation and a radiator.

OUTSIDE

The property is complimented by a parking area to one side, easily accessible from the adjacent high street.

SERVICES

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

TENURE

The property is said to be of Leasehold tenure with an original term of 999 years from 1987.

GROUND RENT

We are informed that the Ground Rent is £50 per annum payable in two instalments of £25.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

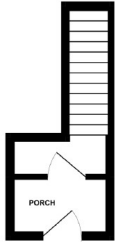
The property is in Band ' A ' on the Shropshire Council Register. The payment for 2019/2020 is £1,242.97.

VIEWINGS

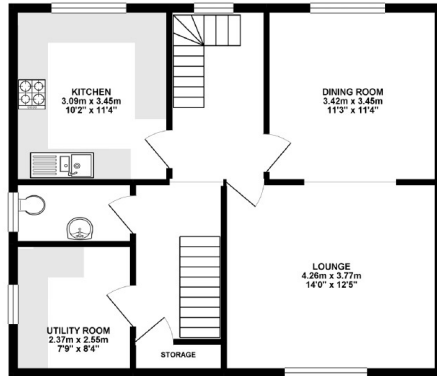
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

Flat 1, 81 High Street, Wem, Shrewsbury, SY4 5DR

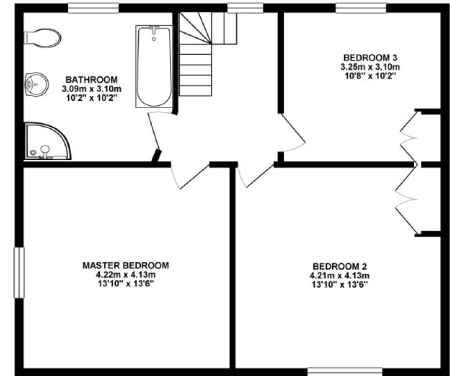
GROUND FLOOR 6.15 sq. m.
(66.17 sq. ft.)



1ST FLOOR 60.94 sq. m.
(655.98 sq. ft.)



2ND FLOOR 60.94 sq. m.
(655.98 sq. ft.)



TOTAL FLOOR AREA : 128.03 sq. m. (1378.13 sq. ft.) approx.

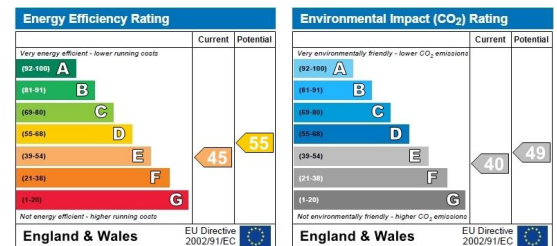
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622 602

Ellesmere office:
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