





56 Station Road, Wem, Shrewsbury, SY4 5BL
Offers In The Region Of £235,000

A mature semi detached property situated within walking distance of the town centre with a local shop nearby too.

Accommodation comprising: entrance hall, sitting room, dining room, kitchen and small inner hallway giving access to laundry and boiler cupboard and downstairs WC /cloak room. Upstairs there are three bedrooms and large bathroom with separate shower cubicle. The property has the benefit of gas heating and UPVC double glazing. Gardens situated to the rear run to a generous size incorporating outside seating area. To the rear of the garden is a timber detached garage accessed of Ranford Way. There is also an insulated garden shed /workshop.



Entrance Hall

12'6 x 3'1 (3.81m x 0.94m)
With radiator and staircase leading to first floor.

From entrance hall panel door to:

Dining Room

11'9 x 12 (3.58m x 3.66m)
With brick built feature fireplace, with raised brick hearth and log burner in set, radiator, central light point, power points, telephone point, door to useful understairs storage cupboard with lighting point, uPVC double glazed window overlooking courtyard and gardens.

From dining room archway through to:

Sitting Room

11'5 x 11'10 (3.48m x 3.61m)
With feature cast iron fireplace with wood surround and granite hearth with coal-effect gas fire in set (not tested), radiator, central light, two wall light points, power points, TV aerial socket, uPVC double glazed box bay window to the front. There is a partial closed off doorway back to the hall that could be reinstated.

From dining room panel door gives access to:

Kitchen

10'7 x 8'2 (3.23m x 2.49m)
With range of units comprising stainless steel single drainer sink unit set into laminate works surface with range of cupboards under. Matching units to opposite wall with further range of base cupboards and tiled splash above. Space for upright fridge/freezer space and cooker space with electric cooker point. Further range of high-level cupboards incorporating glazed fronted display cabinet and plate rack. Built-in extractor hood (not tested), vinyl floor covering radiator, range of recessed spotlights, power points and uPVC double glazed window to the side with matching glazed and panel front door.

From kitchen archway through to:

Inner Hallway

4 x 3'3 (1.22m x 0.99m)
With lighting point and matching vinyl flooring. Double doors to built-in cupboard with laminate work surface and space and plumbing set for washing machine under and shelf above. Further built-in cupboard in closing gas fire boiler, supplying domestic hot water and central heating.

From in a hallway panel door leads to:

Downstairs Cloakroom with WC

5'5 x 3'2 (1.65m x 0.97m)
With WC, vanity wash hand basin with tiled splash and cupboard below, radiator, vinyl floor covering, central light point, tiled sill to uPVC double glazed opaque glass window to the rear, door to built-in cloaks cupboard with hooks and shelving.

From entrance hall stairs with handrail lead to:

Landing

15 x 5'10 (4.57m x 1.78m)
With power and lighting points, access to roof space with built-in loft ladder, giving access to loft space with lighting point and some boarding.

Landing gives access to bedroom accommodation comprising:

Principle Bedroom

11'5 x 9'4 (3.48m x 2.84m)
With double radiator, power and lighting points, and uPVC double glazed window to the front.

Bedroom Two

11'9 x 7'2 (3.58m x 2.18m)
With radiator, power and lighting points, two double built-in wardrobes with sliding doors, providing hanging well and shelving with central dressing table with light above, uPVC double glazed window to the rear overlooking gardens.

Bedroom Three

8'4 x 5'9 (2.54m x 1.75m)
With radiator, power and lighting points, built-in full length wardrobe with hanging rail and top shelf and uPVC double glazed window to the front.

Large Family Bathroom

10'8 x 8'1 (3.25m x 2.46m)
Fitted with full suite comprising panel bath with handles and tiled surround, separate glazed and tiled shower cubicle with Constantina glazed door and fitted shower attachment, pedestal wash hand basin and WC. Half tiled remaining wall sections. Built-in linen cupboard with shelving, double radiator, vinyl floor covering, central light point, large uPVC double glazed opaque glass window to the rear.

Outside Front

The property is approached through wrought iron gate onto concrete and paved path which extends across the front of the property giving access to the front door. Small lawned area enclosed by walling and fencing. Concrete pathway extends down the side of the property giving access to the rear gardens through wooden gate.

Large Rear Gardens

From kitchen door out onto concrete sun patio situated the side of the property with outside light and outside water tap. Concrete pathway extends to large garden situated beyond with good sized lawn set to one side and flower and shrub border set to the other. Large, paved sun patio situated to the rear of the garden with adjoining covered outside sitting area.

Timber Constructed Garage

15'8 x 7'7 (4.78m x 2.31m)
This is approached off Ranford Way (situated to the rear) with concrete apron providing further parking. Power and lighting wooden pedestrian gate to the side.

Insulated Timber Garden Store/Workshop

With power and lighting.

General Notes

TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 16 Mbps & Superfast 2300 Mbps. Mobile Service: Good in home and outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: E

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Wem town centre head towards the railway station turning left just before the level crossing. Follow the road around on to Station Road and after a short distance No 56 is situated on the right hand side indicated by the for sale sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.