





6A Chapel Street, Wem, SY4 5ER
Offers In The Region Of £95,000

Situated in a sought after central location in the market town of Wem, this charming one bedroom studio offers well presented open plan accommodation. The property briefly comprises: modern fitted kitchen, living area, and bathroom. A ladder leads from the living area to a mezzanine bedroom. Externally, there is a paved patio garden and a useful outdoor storage area.



Occupying an enviable position in the heart of this popular North Shropshire market Town with excellent amenities on hand and being a short stroll from the Railway Station which has links to Shrewsbury, Crewe and London.

Living Room

With wood effect flooring and electric storage heater.

Kitchen

Fitted with a range of modern wall and base units featuring laminate worktops and an integrated stainless steel sink unit with mixer tap. There is an oven with extractor hood over, space and plumbing for a washing machine, space for a fridge/freezer, and wood effect flooring.

Bathroom

Fitted with a white suite comprising panelled bath with shower unit, low level flush wc, wash hand basin, extractor fan and tiled effect flooring.

Mezzanine/ Bedroom

Ladder provides access to the bedroom with wooden flooring and skylight window.

Outside

The property is accessed from Chapel Street and benefits from a generously sized rear garden. The outdoor space features a paved patio area and is enclosed by fencing, providing an attractive setting for outdoor enjoyment. In addition, the property offers a useful external store.

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, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 19 Mbps & Superfast 2300 Mbps. Mobile Service: Good outdoor and in home. 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 A. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

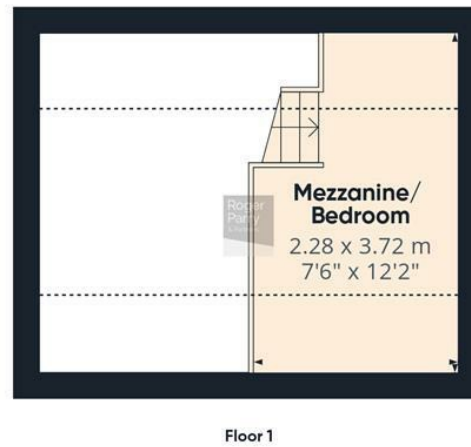
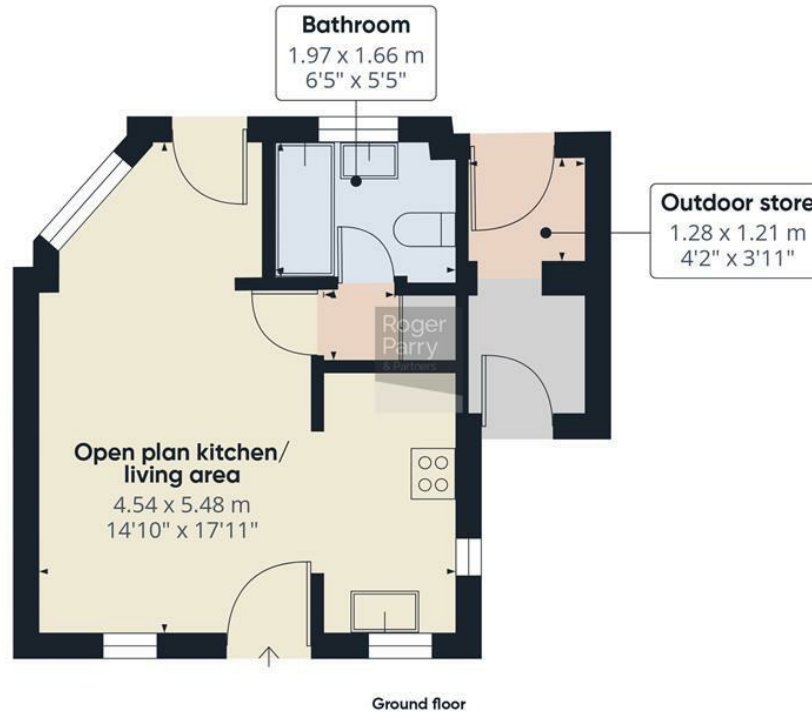
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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)



Approximate total area⁽¹⁾

33.7 m²
361 ft²

Reduced headroom

3.2 m²
35 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire

Council Tax Band: A

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.

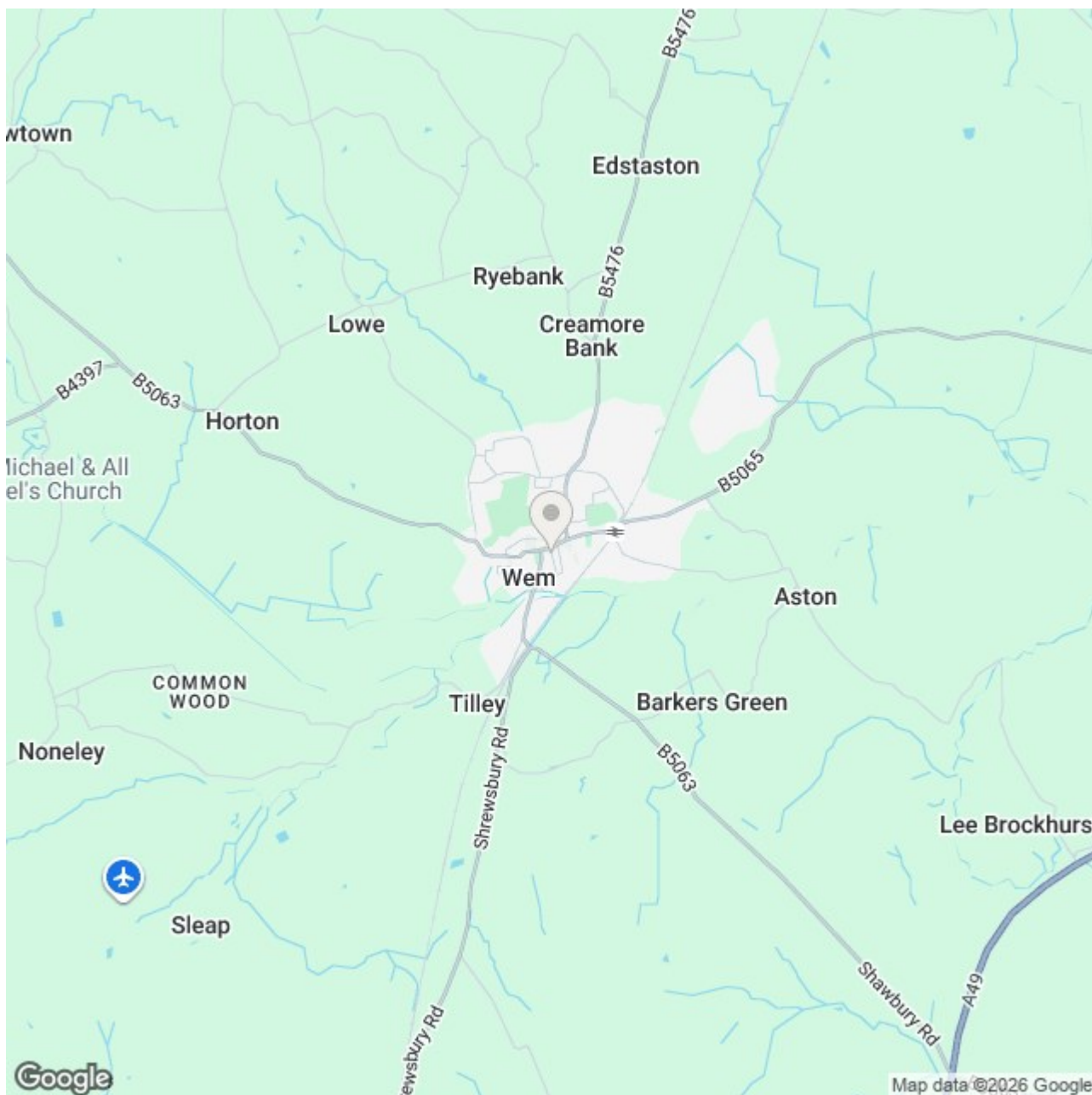
Viewing arrangements

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.