

A charming 2 bedroom terraced property close to Wem town centre. Ideal for first time buyers or a young family



- 2 bedrooms
- Living Room
- Separate Kitchen
- Shower Room
- Rear patio area
- Close to town centre and railway station

**Offers around
£150,000**

The Property

22 Aston Street is a lovely 2 bedroom terraced property close to Wem town centre and within walking distance of Wem train station and the local schools.

The property is entered through a partially glazed solid wood doorway to the front of the property leading directly into the bright living room with some lovely original features which include picture and dado rail, ceiling rose and mantelpiece with electric coal effect fire inset. Wood effect flooring and Upvc window to the fore. Radiator and stairs leading to the first floor.



Stairs lead from the living room to the first floor.

Bedroom 1, which is a good double, sits at the front of the property having useful double full height built in cupboards to the alcove area. Dado rail, upvc window to the fore and radiator. Wood effect flooring.



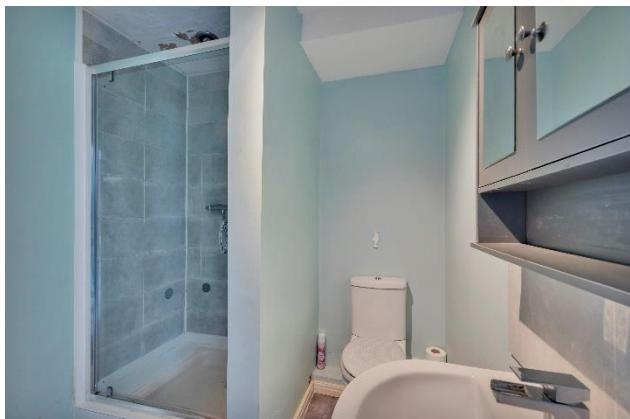
The living room leads to the good sized kitchen providing enough space for a dining table which comprises white wall and base units with contrasting marble effect work surface over, single drainer sink and mixer tap, freestanding 1.5 oven electric cooker and electric hob, integrated extractor hood and space for fridge freezer and washing machine along with a very useful understairs cupboard/larder. Tiled flooring and window to the rear. Doors to conservatory.

Bedroom 2 is a single room with uPvc window overlooks the rear of the property. Wood effect flooring and radiator.



The property benefits from a great additional space provided by the sunny conservatory overlooking the rear patio. Perfect as a second reception room, playroom or home office. Wood effect flooring. Double upvc doors open to the outside

A shower room completes the first floor with white suite comprising sink with modern mixer tap over, WC and fully tiled shower cubicle with electric shower unit. Double coordinating wall cabinet with shelf below.



Outside

22 Aston Street is in a great position close to Wem town centre and the train station providing excellent transport links.

The property is approached to the front through a low level wrought iron gateway across a pathway leading to the front door. An easily maintained front garden area lies to one side with attractive low level picket fencing.

The rear garden is a great addition being very low maintenance and laid entirely to patio with a handy tool shed to one corner ideal for storing outdoor equipment and toys.



The property 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 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

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority

Shropshire Council

Services

Mains water, drainage, electricity and gas fired central heating.

Viewing

Strictly by appointment with the Agent, Harfitts

Tenure

We understand the property is Freehold, although purchasers are advised to confirm details with their solicitor

All measurements are approximate and are for identification purposes only

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

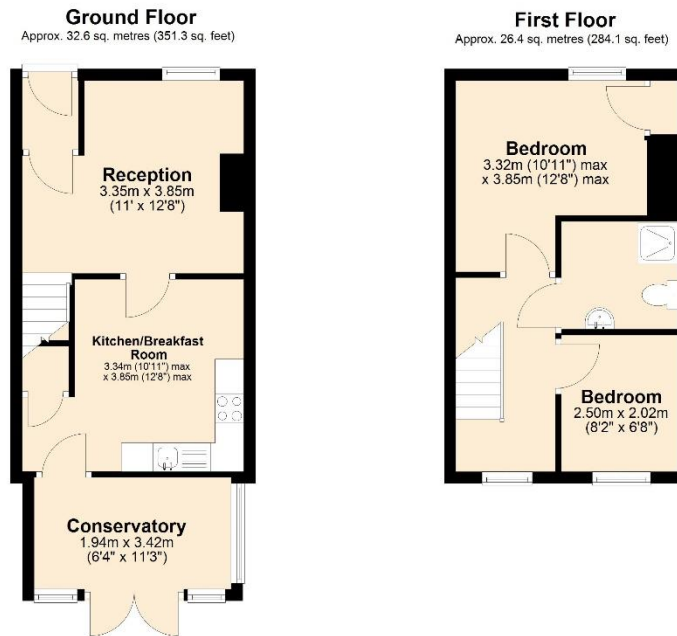
SURVEYS

Please ask us for details of local surveyors

MORTGAGE ADVICE

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

Floorplan



Total area: approx. 59.0 sq. metres (635.5 sq. feet)

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

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

These particulars are produced in good faith, and are set out as a general guide and do not constitute any part of an offer or contract.

No person in the employment of Harfitts has any authority to make or give any representations or warranty whatever in relation to this property.

Harfitts take many precautions to ensure that the sale particulars are drafted accurately and that information is verified by the owners, who have checked these details and declare them true and accurate.

All measurements are approximate and are for identification purposes only.

Electrical and other appliances mentioned in these particulars have not been tested by Harfitts. Therefore prospective purchasers must satisfy themselves as to their working order.

Harfitts is a trading name of Paul F. Harfitt & Co.